The Guide
# resident
April 2016

## INSPIRED *by* NATURE

Create a contemporary country look in your home

**WEDDING INSPIRATION**

Your 8 page local guide to married bliss

## GRASS ROOTS

*Meet the residents of Greenwich & Brockley embracing a rural lifestyle*

conranestates

..... a refreshing change

## Spencer Gardens, Eltham £900,000

- Large Four Bedroom Edwardian Semi Detached House
- Completely Renovated Throughout
- Many Original Features
- Four Bathrooms
- Driveway & Private Rear Garden
- EPC Rating = C

## Victoria Parade, Greenwich OIRO £575,000

- Sixth Floor Modern Apartment
- Two Double Size Bedrooms
- Modern Bathroom & Open Plan Fitted Kitchen
- South Facing Balcony
- Very Short Walk To Cutty Sark DLR
- EPC Rating = B

## Crosslet Vale, Greenwich £370,000

- Modern Two Bedroom Flat
- Situated Within Private Road
- Spacious Lounge Diner
- Fitted Kitchen & Modern Bathroom
- Off Street Parking For Residents
- EPC Rating = C

**SOLD stc**

## Guildford Grove, Greenwich OIEO £365,000

- Top Floor Victorian Conversion Flat
- Interior Modernised To High Standard
- Located In The Ashburnham Triangle Conservation Area
- Modern Bathroom & Fitted Kitchen
- Loft For Storage
- EPC Rating = D

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Greenwich Borough Property Group

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..... a refreshing change

## Do Landlords Need Another Reason to Loathe Estate Agents?

Recently there have been some high profile complaints whereby estate agents overcharge their landlords. There is one case in particular, which is presently going through legal channels, whereby the estate agent was regularly commissioning their tradespersons to undertake work for their landlord and getting the tradespersons to inflate the price to gain 'kick-back' for themselves. Sometimes to the tune of 30% in addition. This is criminal especially when estate agents have difficulty in showcasing their value to landlords in the first place!

However, our slogan is '..... a refreshing change' and this is well deserved even if I say so myself. For example, we employ our very own maintenance man (police-checked to ensure our tenants' and landlords' security). When we send him on call to one of our properties we don't charge a 'call-out' fee. What's more, if he undertakes a simple task, we still don't charge for his services. Keeping this in-house also gives us great control which benefits both landlords and their tenants where the relationship is paramount! Many agents I have told about this are amazed that we are missing out on this easy income stream, but surely we are in this game to provide true value for our landlords . . . right?

What's more, we are ARLA regulated so we know everything there is to know about managing property and the legislation requirements to protect our landlords from breaking the law. We know how cumbersome this can be, especially with the many recent law changes. In fact, we are excellent in this field. One example is the new Legionella assessments which we undertake for free, yes free!

If you like what I write, and you want an agent who is fully transparent, honest, credible and can add serious value to your investment, then we would love to hear from you. I give a personal guarantee you will be impressed, after all, we have dealt with thousands of landlords and they can't all be wrong, can they?

Dupree Road, Charlton £325,000 - £350,000

- Stunning & Refurbished Victorian Maisonette
- Double Size Bedroom
- Modern Bathroom & Fitted Kitchen
- Spacious Lounge Diner
- Private Rear Garden
- EPC Rating = D

**SOLD stc**

Nadine Street, Charlton Guide Price £699,995

- Exquisite Victorian House In Lovely Location
- Three Large Bedrooms
- Modern Bathroom & Fitted Kitchen
- Very Spacious Through Lounge
- Low Maintenance Rear Garden
- EPC Rating = D

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Franklyn James

FOR SALE

# Burnt Ash Hill

## Offers in excess of £1,200,000

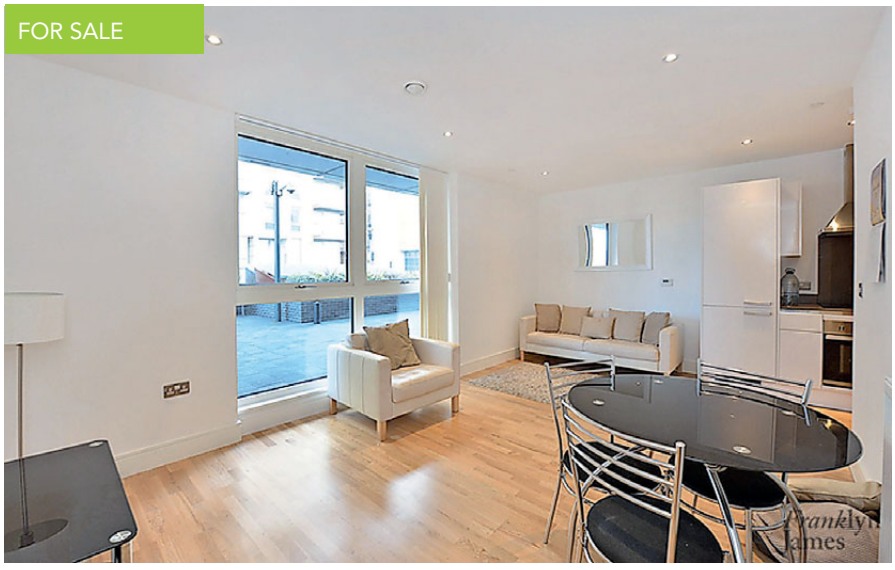
**Lee, SE12**

Blackheath
020 3370 2222

Franklyn James are delighted to present a superb opportunity to acquire a five bedroom, four storey family house. The property provides exceptionally spacious accommodation including a fantastic kitchen and dining area set across almost the entire lower floor – perfect for hosting dinner parties or family gatherings. This is complemented by a separate utility room with two access points into the impressive rear garden which has a huge area of lawn and plenty of opportunities for green-fingered owners. Off street parking is sure to keep car enthusiasts happy, and cyclists and motorcyclists will appreciate the security of side access to the rear and two garden sheds. Four good sized double bedrooms are set over the top two floors, with a fifth room situated at the front, plus a family bathroom, separate shower room and WC on the ground floor. A trip to the West End or a commute into the City are a breeze with Lee BR station just a few minutes' walk away. Your earliest viewing is highly recommended.

Franklyn James

FOR SALE



# Admirals Tower

£599,995

**Greenwich, SE10**

Set out over two floors, this is a very attractive, modern duplex apartment in the New Capital Quay development. This beautifully presented and spacious property comprises two double bedrooms, open-plan kitchen/living room, modern bathroom and separate WC. Water views can be enjoyed from the balcony which is accessible from both bedrooms. Admirals Tower is within walking distance of Cutty Sark DLR station and Maze Hill overground station, offering quick access into both the City and Canary Wharf. The many shops, bars and restaurants of central Greenwich are within walking distance and there is the added bonus of an on-site Waitrose supermarket.

*Blackheath*
020 3370 2222

TO LET

# Park Vista

£646 pw

**Greenwich, SE10**

Fantastic, newly refurbished, 2/3 bedroom split-level maisonette located opposite the entrance to Greenwich Park. The upper floor offers two gorgeous double bedrooms with a fantastic view from the master bedroom straight across into the Park. The two reception rooms (one of which could be used as a third bedroom) are beautifully presented and there is a luxury fitted kitchen. A rear garden and separate patio area provide private outside space. Transport links are fantastic, with nearby bus routes and Maze Hill overground station practically at the end of the road. Offered part furnished and available from 1st April.

*Blackheath*
020 3370 2222

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APRIL 2016

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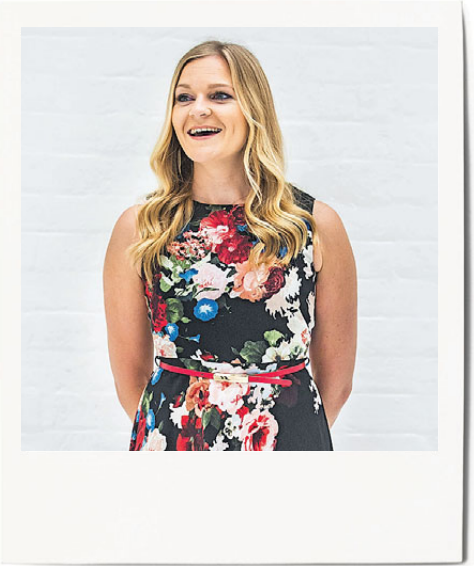
Distributed in Greenwich, Blackheath and surrounding areas

# *Letter from the* EDITOR



ELEANOR TRAVERS (HAIR) AND ERIN FULLER (MAKE UP), GINA CONWAY PRIVÉ; GINACONWAYPRIVE.COM. PHOTO BY TOM DUNKLEY

Finally, spring is in the air! This makes me a very happy girl indeed. I'm sure there are people out there who genuinely like winter, but I can't for the life of me think why. For skiing, perhaps? That sounds plausible. But then jetting off to Val d'Isère for a week is pretty far removed from schlepping across a cold, wet London for months on end. I'm really not built for the cold, despite my northern roots. In fact, somebody recently asked me what I did in my spare time and I genuinely couldn't remember. The truth is I've mostly been in hibernation, watching *Orange is the New Black* on Netflix wrapped up in a blanket. So yes, I'm very excited about the change of season. I will go outdoors again, I will amble about Blackheath and Greenwich Park, I will ride my bicycle into Kent!

Now is the perfect time to step outside and remind ourselves that nature is a wonderful thing. There are, of course, those who embrace the elements all year round. Take David Jones, for example, at the Woodlands Farm Trust on Shooters Hill. He's in the middle of the lambing season at the moment (aww!), but he's out there throughout the year, tending to his ewes, pigs, cows and bunnies. It's that kind of country-idyll that we're celebrating in this issue. We met a local beekeeper, cheesemaker, florist, ecology expert and more, and quizzed them about how to embrace a more rural lifestyle in an urban environment. It's inspiring stuff.

We have, as ever, continued our main theme into the interiors section, examining how to create a cool country look in the home by combining rustic style with a hint of industrial styling. We've also asked a local landscape gardener what we should be doing with our outdoor spaces this spring. I certainly need to spend some quality time in the garden. I'm just waiting for the mercury to rise that little bit further...

Victoria

Victoria Purcell, Editor

The COUNTRY SET

*With Kent on our doorstep, the good life is never far away. We meet the urban dwellers living a country-inspired lifestyle*

Camilla Goddard, *Capital Bee*

David Jones, *Woodlands Trust*

*Our volunteers are trained in everything from lambing to mucking out*

Meet the urban dwellers living a country-inspired life on page 10

GUY AWFORD

*Guy Awford celebrates spring with a deliciously sweet, succulent slow-cooked lamb shoulder*

TOP TIP

SLOW COOKED LAMB SHOULDER WITH WHITE BEAN PUREE, GRILLED SPRING ONIONS, OLIVES AND PRESERVED LEMON

Guy Awford celebrates spring with slow-cooked lamb shoulder on page 59

SOUL SEARCHING

*At times you find like the soul and on earth, and it's wonderful*

Heal mind, body and soul in the Maldives, see page 48

# *The* COUNTRY SET

*With Kent on our doorstep, the good life is never far away. We meet the urban dwellers living a country-inspired lifestyle*

*Words* TRISH LESSLIE

## Camilla Goddard, *Capital Bee*

You can go a long way to creating a rural idyll literally in your back yard by keeping bees. It keeps you in touch with the seasons and what plants are flowering. When your bees come back with red pollen on their legs, you know the horse chestnuts are flowering.

Some of the bee keepers I've met in London used to live in the country and see their hives as a way to reconnect with that life. It's best to go on a course first to see whether it really is for you before you spend money on hives, though. You need to get a feel for what's involved and how to handle your bees, but once you've set everything up maintenance should only take around ten minutes a week. One or two hives is manageable for most people.

You can get up to 80lbs of honey per hive, so it's always a good idea to offer honey to your neighbours. Urban types can get alarmed by swarming bees but there are ways to avoid this – and even if your bees do swarm it usually only lasts a few minutes and often people don't even notice it's happened.

**capitalbee.co.uk**

## David Jones, *Woodlands Farm Trust*

We're in the middle of the lambing season at the moment and are hoping for around 80 new lambs at Woodlands Farm, so we need a lot of help. Fortunately we have plenty of volunteers who sign up to our lambing rota. We train up our volunteers so they are able to help us with everything from lambing to mucking out. Some of our volunteers are thinking of moving to the country, so they come to us for some hands-on experience before taking the plunge.

When people visit us for the first time they're amazed at how big the farm is. Ninety acres doesn't mean much to most people in the city, but it's around the size of 50 football pitches. We've got 54 ewes, two pigs, four cows and a visiting bull at the moment, but numbers change constantly. We're a working, self-funding farm and we get our income from meat from our animals. We also sell hay to local horse owners. People buy our smaller bales for their guinea pigs and rabbits too.

*Our volunteers are trained in everything from lambing to mucking out*

This time of year is really special on the farm, with lambs running around and spring in the air. We combine nature conservation with our working farm and don't use pesticides or fertilisers. There's been a farm on this site at the bottom of Shooter's Hill since the 18th century.

Having grown up on a farm near Aberystwyth, it's great to work in a rural environment in the midst of the city in a place that's open to everyone. It's country living in the city.

**thewoodlandsfarmtrust.org**

## SARAH MCINTOSH
### *GREENWICH HOUND*

Living in Blackheath Village and having Greenwich Park nearby is my happy compromise between town and country life. It's the perfect balance between country living and having all the benefits of the city on my doorstep. The arts and crafts scene here adds to the rural feel and I love that so many local pubs and restaurants are dog-friendly.

I walk through the park on my way to my salon and dog crèche every morning at 7.30 with my 2-year-old Dalmatian Rupert. It's glorious at that time of day. If I leave work on time, we walk back through the park at the end of the day too when the sun's coming down.

Most of my clients love the countryside and drop by in wellies and wax coats, in fact many of them have second homes in the country. The dogs they have reflect this – Labradoodles, Cockapoos, Labradors and Spaniels. All dogs love country life and the freedom to run around, but these solid breeds adapt well to an urban setting. They're in their element in Greenwich Park, which is a safe area for them to run in.

**9 College Approach SE10 9HY; greenwich-hound.com**

PHOTOS BY ERIC TOURNERET; TOM DUNKLEY

# JANE BOTTOMLEY INTERIORS

Tel: 0208 355 3388  email: info@janebottomleyinteriors.co.uk

Jane Bottomley Interiors has a reputation for creating beautiful interiors of the very highest quality. Our aim is to create an environment for our clients to enjoy. We listen carefully to client requirements and, by giving a very personal service, are able to tailor each and every project to its owner

www.janebottomleyinteriors.co.uk

## JOANNE SMITH
### *GREENWICH PENINSULA ECOLOGY PARK*

The Ecology Park is a little piece of the countryside in an urban setting. It's is a beautifully designed area of wetland with a mosaic of small-scale countryside habitats such as marsh, meadow and alder carr, or wet woodland. It's also a site where you can have a go at traditional habitat management techniques such as cutting reeds with a hand scythe or coppicing willow trees and using the poles to weave fences.

It's a fantastic place to visit in May, June and July when the wildflower bloom in the meadows and along the shingle beaches. We don't encourage picking, but we do organise wild food workshops in the warmer months. One of my favourites is the wild garlic that grows in the woodland.

What we do encourage is people to grow wildlife-friendly plants in containers in urban areas as it can really make a difference to the feel of a place. Although I live in Woolwich, I'm an avid reader of Country Living. I've even removed my small lawn to create a bit of cottage garden feel.

**greenwichecologypark.com**

## Bernadette Creagh, *The English Flower House*

Cut flowers can bring natural life to urban interiors. The current trend is for sustainable and British Grown flowers and the designers we work with insist on having natural-looking arrangements in simple jars which enhance and bring life to urban interiors beautifully. Often we fill jars only with British grown foliage, contrasting their different shades and textures. We also often add berries, or simple branches of whatever happens to be in season.

*We often fill jars with British grown foliage, contrasting their different shades*

The same applies to outdoor balconies. The preferred planting of the moment is loose and natural, incorporating herbs, wild flowers from seed, and ferns. The effect is beautiful.

When it comes to balconies and outdoor spaces, we also suggest thinking outside the box, using old crates and the like and filling them with wild plants and flowers. For balcony parties or even weddings we often use crates filled with wild flowers, too. It's so important to support our growers because they produce some of the most wonderful blooms.

We are very lucky in these isles to have an abundance of wonderful flowers and foliage and we forage regularly. I am always amazed at what's out there from season to season.

**24 Greenwich Church Street SE10 9BL; theenglishflowerhouse.co**

## Dave Holton, *Blackwoods Cheese Company*

I grew up in the Yarra Valley just outside Melbourne, Australia surrounded by bush and forest, so living in Surrey Quays I do miss the rural life. But as my business partner Tim Jarvis and I drive down to the Common Work Organic Farm in Chiddingstone, Kent two or three times a week to pick up milk supplies, we get our fix of greenery. I still like to experience more by walking in the woods around London, especially Epping and Richmond.

Farmers' markets are another great way to connect with the country and meet the people who work on the land and produce your food. We regularly set up stall at Brockley Market, close to our cheese-making base. You'll find us at Herne Hill Farmers' Market on Sundays and North Cross Road Market in East Dulwich on Saturdays, too.

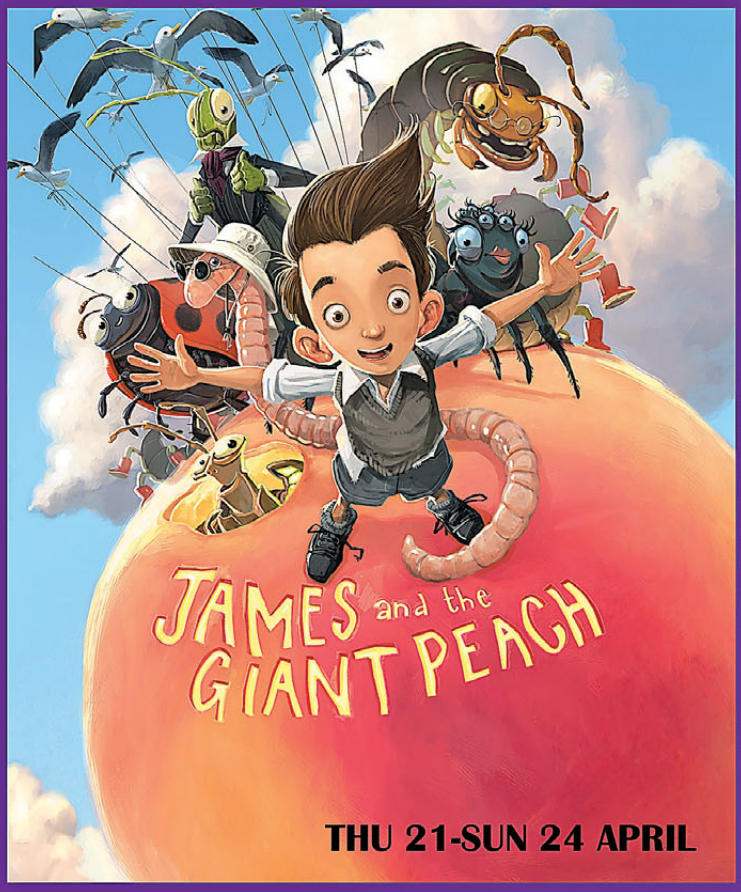
Most cheeses are a representation of where the milk comes from – where the cows grazed. Our cheeses are made from raw milk, which has its own native microbes. That means the milk is alive with its own distinctive bacterias and probiotics. We create flavours through factors such as the length of maturation and the temperatures we use, but when you eat cheese made from raw milk, it really does put you in touch with the landscape.

**blackwoodscheesecompany.co.uk**

"Sherlock Holmes fans will love this interactive play about the fictional detective and his sidekick Watson from UK's Flanagan Collective"
Adelaide Advertiser

TUE 12-SAT 16 APRIL

SHERLOCK HOLMES
A WORKING HYPOTHESIS

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BroadwayWorld (Adelaide)

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GREENWICH THEATRE LONDON

The Guide resident

# RECOMMENDS

*Trish Lesslie's guide to alternative Easter fun for all the family*

## 1 A MARVELLOUS MENAGERIE

Roll up, roll up for the most 'magnifical', 'tremendible' and 'fantasticulous' experience in town. The acclaimed creators of *Alice's Adventures Underground*, Les Enfants Terribles bring their latest event to the Greenwich Theatre. *The Imaginary Menagerie* is their silliest, funniest and most entertaining family show yet. Count a Decapus's legs, discover what a Whistling Pank eats and catch a glimpse of the fabled 'Massive Paw' in a puppet-packed, musical tour of exhibits. 25 March.
**greenwichtheatre.org.uk**

## 2 SEA FOOD!

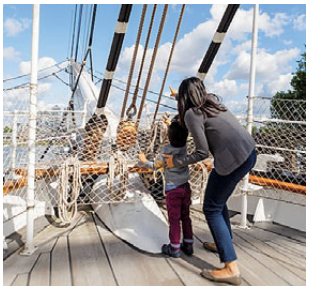
We get a lot of food from the sea, so be inspired and create your own fantastic pretend fare at workshops at the Sammy Ofer Wing of the National Maritime Museum. There will be a market where visitors can pick their own 'fresh produce' (made from craft supplies) and assemble them into popular British meals from fish and chips to chicken tikka masala. There will also be a 'menu map' showing where all the food we eat comes from.
**rmg.co.uk/maritimemuseum**

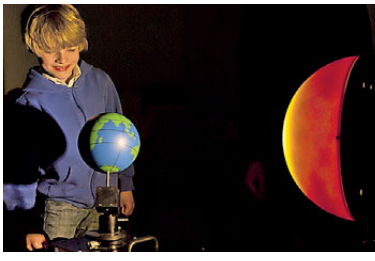
## 3 MIX IT UP

Tweeny-pop favourites Little Mix are performing two gigs at the O2 Arena on 27 March for the grand finale of their UK tour. The world's biggest girl band of the moment, Jade Thirlwall, Perrie Edwards, Leigh-Anne Pinnock and Jesy Nelson will be belting out favourites old and new, including *Wings*, *Secret Love Song* and their worldwide smash hit and UK number one single *Black Magic*. Grown ups won't be able to help but sing along...
**theo2.co.uk**

## 4 SHIP SHAPE EGG HUNT

Cutty Sark's chickens have been laying their eggs in some strange places this year. See whether you can find them at the Sammy Ofer Gallery below the majestic Cutty Sark between 25 and 28 March. If you join in the hunt, you'll be in with a chance of winning a family ticket to this year's Camp Bestival. Admission included with a ticket to the Cutty Sark (adults £13.50, kids £7).
**rmg.co.uk/cuttysark**





## 5 VENTURE TO VENUS

Find out about the unusual cloud-wrapped planet Venus at the *Out of this World: Venture to Venus* weekend at the Royal Observatory. Discover amazing past, present and future missions to explore this deadly world in the interactive science quiz and make a paper globe of this mysterious planet to take home. Suitable for ages five and over. Admission £6, child or guardian. 10am-12.30pm, 28-30 March 2016.
**rmg.co.uk/RoyalObservatory**

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# ARENA

{THE FINEST EVENTS IN LONDON THIS MONTH}

ALEX BRENNER

## FABLE AT GREENWICH THEATRE

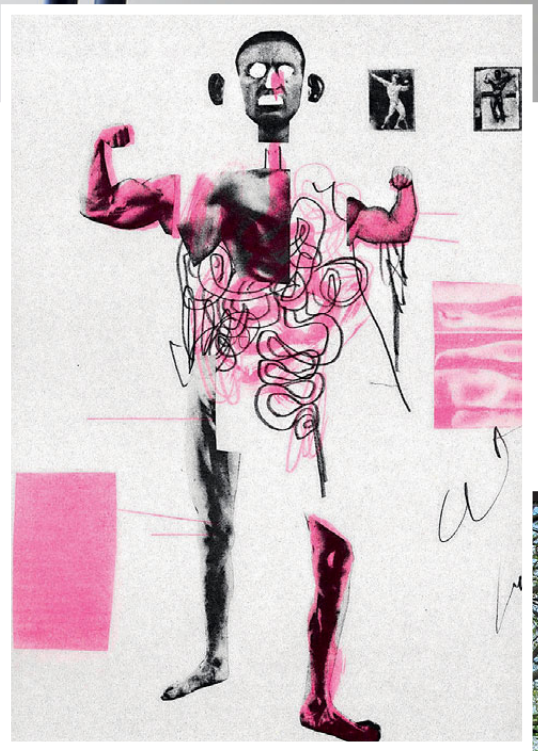
*Inspired by a true story, Fable compares our childhood dreams to reality*

The Flanagan Collective's Fable, which combines story-telling, music and performance, comes to Greenwich Theatre in April, fresh from runs at the Edinburgh Fringe and Vault Festival. The show focuses on two people who meet on the far west coast of Scotland and change each other profoundly. Inspired by a real village in the Scottish Highlands, it's about the contrast between where we are and where we'd like to be – our childhood dreams and what, here and now, we are left with. Running from 26-30 April. Tickets £16, concs £13.50.

**Crooms Hill, Greenwich SE10 8ES; 020 8858 7755; greenwichtheatre.org.uk**

## MODERN CHIC

Now in its third year, Heal's Modern Craft Market returns bigger and better at Heal's Tottenham Court Road store with an extended run until 23 April. Celebrating the best in contemporary crafts, the event provides a platform for the artisans of the Design & Crafts Council of Ireland, plus live workshops, demos and talks.
See heals.com



### Udderly hilarious

Master satirist Andy Zaltzman, the cerebral yet hilariously waspish Hal Cruttenden and the just plain psychedically weird Tony Law are among the comedy heavyweights on their way to the Udderbelly Festival at the Southbank Centre from 7 April-17 July. Also don't miss an interactive comedy game show where the entire audience can take part via their phones.
**Find the full listings at udderbelly.co.uk**

### A real Pick Me Up

The UK's first ever graphic arts festival, *Pick Me Up*, will return to its annual home at Somerset House from 21 April-2 May. All forms of graphic art will be showcased at the festival by top emerging artists as well as more established industry names.
**somersethouse.org.uk**

GEORGE DOUGLAS; JOHAN PERSSON

**Comedy at Cutty Sark**
Comedian Josie Long, hailed as 'an original and unflagging spirit' by *The Times*, heads below decks at the Cutty Sark on 11 April with her show, *Work in Progress*. The triple Edinburgh Comedy Award nominee, presenter of Radio 4's Short Cuts and cult optimist presents her latest material as she sows the seed of her next stand-up show. Also appearing as part of the spring comedy season is James Acaster, one most distinctive young comedians of a generation, on 3 April. James was nominated for Best Comedy Show at the Edinburgh Fringe Festivals and won the 2015 Chortle Award for Best Show.
**rmg.co.uk/cuttysark**

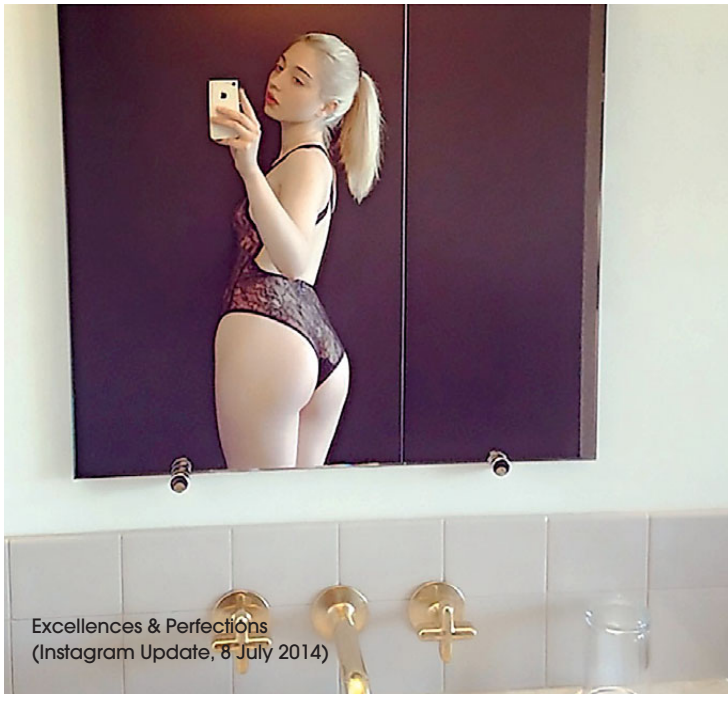
***Online***
Find more April events online at theresident.co.uk

**Free film in Camberwell**
Camberwell Free Film Festival runs from Thursday 31 March to Sunday 10 April. With 16 free events over 11 days, a selection of classic, contemporary and cult movies will be screened at cafes, pubs and landmark venues around Camberwell. Organised on a voluntary basis by local residents with a passion for cinema and community, highlights include the beautifully animated family film, *Song of the Sea* (pictured above), and a closing weekend of matinees at the William Booth College including the BAFTA-nominated *Suffragette*.
**See freefilmfestivals.org/whats-on/camberwell**

## *A LIFE IN THE ARTS*

*Tom Merrifield – A Life in The Arts opens at M1 Fine Art gallery in Greenwich on 2 April. The first public exhibition of the artist's work in 15 Years documents his life in dance and sculpture. Tom, who created the first Olivier Award statuette, is celebrated for the power and beauty of his sculptures. m1fineart.com*

**What a performance**
*Performing for the Camera*, open now at the Tate Modern, examines the relationship between photography and performance, from the invention of photography in the 19th century to the selfie culture of today. Bringing together over 500 images spanning 150 years, the exhibition engages with the serious business of art and performance, as well as the humour and improvisation of posing for the camera.
**Eyal Ofer Galleries, Tate Modern, Bankside SE1 9TG; tate.org.uk**



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(Instagram Update, 8 July 2014)

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# HOMES

{WHAT TO BUY AND HOW TO STYLE IT}

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## COUNTRY COOL

*Update your rural look with a hint of industrial chic*

Cool country is all about texture and natural materials, says our interiors expert Kara O'Reilly on page 34. Bring it bang up to date with a hint of industrial styling and a palette of muted neutrals. This month we also nosy about a beautiful Blackheath property for a masterclass in open-plan living (page 22), rediscover the dressing table (page 30) and ask a local landscape gardener what we should be doing with our outdoor spaces this spring (page 43).

The vast kitchen island is great for family life and entertaining

# MODERN LIFE

*This Blackheath home is a masterclass in open-plan living*

*Words* VICTORIA PURCELL

'I just wanted a big island that I could sit around with my friends,' says Amy Francis, of her beautiful Blackheath home. The house on the Cator Estate underwent a complete transformation from dated 80s semi to modern family home at the hands of Westcombe Park-based Susan Clark Interiors, which undertakes full building renovations from conception to cushions.

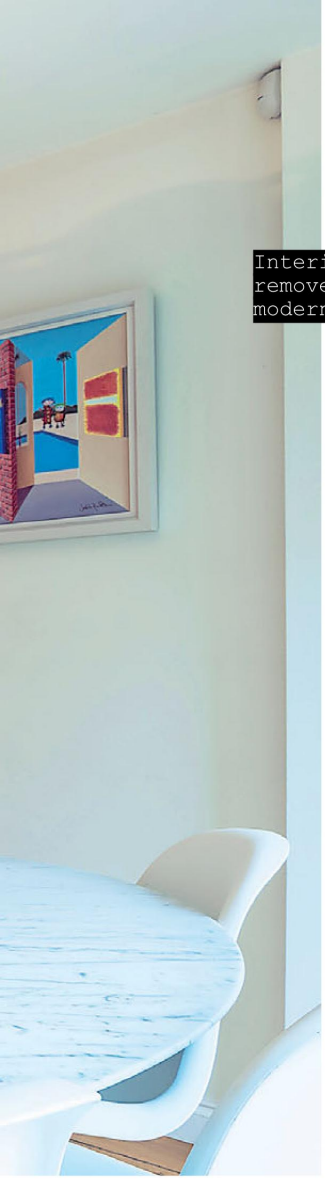
The project involved demolishing the back of the house, extending into the garden and side return and creating an open-plan kitchen, dining and family room. It was a huge project, but since Amy works as a Retail and Design Assistant at Susan Clark Interiors, which uses a long-established team of local architects, builders and joiners, she knew her home was in good hands.

'I love the building team, you can trust them,' says Amy. 'When I came in and my whole house had been torn down, I didn't worry. I knew it would be fine.'

Amy herself has a great eye for design, so creating a contemporary home with traditional elements was a collaborative effort together with Susan.

Amy and her husband Tony have three children, Harry, aged 17, Fred, 14

PHOTOS: OLIVER HALSEY; CLAIRE SWINDALE



Interior walls were removed to create a modern, open-plan space

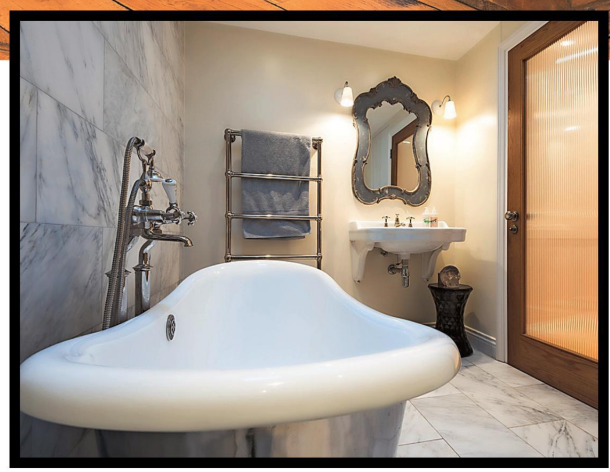
*The island, as well as serving as an occasional champagne bar, is a great spot for the kids to do their homework*

and Edie, eight, so space was certainly a priority, but then so was entertaining. 'Amy is a social butterfly, she always has people round,' says Susan.

'Neil [Tuson, the Blackheath-based architect Susan has worked with for about 10 years] came around and I said, "I want a big island. I want to sit at the island and drink wine with my friends,"' laughs Amy.

The island, as well as serving as an occasional champagne bar, is a great spot for Edie to do her homework after school, before the family gets together for dinner. The open-plan kitchen, diner and family room (where everybody 'flops to watch TV') opens out onto a terrace – home to a set of smart rattan outdoor furniture, sourced by Susan from Conran – via two sets of bi-folding doors. The terrace then leads down to a good-sized family garden. ›

The 'pink room' features a pattern-clashed sofa upholstered by Susan Clark Interiors, paired with Paul Smith bird-print cushions. Below: the beautiful Catchpole & Rye bathroom



The Siematic kitchen is a clever mix of contemporary and traditional, with sleek zinc worktops, a beautiful Lacanche range oven ('You would think I'm a brilliant cook,' laughs Amy) and subtle beading detail to the warm, neutral cabinets. The Lloyd Loom chairs at the island were made especially for the space: 'They will last forever,' says Susan.

In terms of interior design, Amy likes to keep things traditional with burnt-edge oak floors running throughout the house, discreet bespoke joinery by Richard Burgess, wooden furnishings and a classic tan Chesterfield from John Lewis in the family room. But she knows how to mix styles, teaming retro-cool plastic Panton chairs with a marble-topped, tulip-bottomed dining table, and contemporary art by local artists like Charlotte Cory and Ben Oakley, as well as Peter Blake and the Connor Brothers.

She admits that the lighting was tricky, which is where Susan comes in: 'We used The Original BTC in Chelsea Harbour for the lighting, all through the kitchen and into the hallway,' says Susan, gesturing to the Pembroke pendant lights, bold but unobtrusive with an overlapping sea-shell effect, leading to the spectacular grouped drop lights in the stairwell.

*Pattern clashing is difficult, you've got to be a little bit brave*

'It was quite a neutral palette,' adds Susan, 'which meant any colour you put in here would really be highlighted. The cushions and artwork are real accents.'

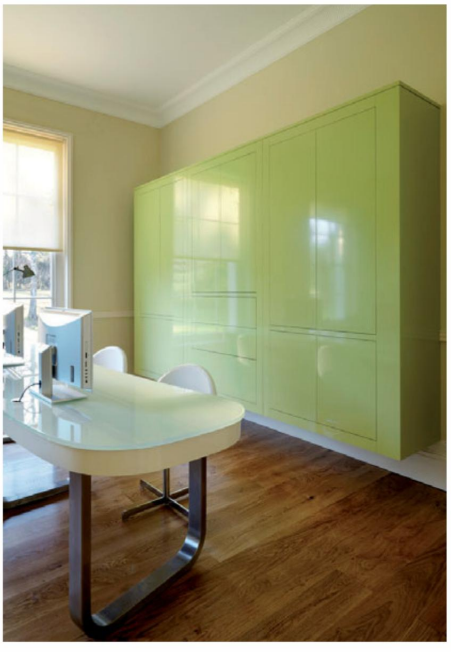
The sofas in the front room betray Amy's self-declared love of neutrals, however. Reupholstered, unbelievably some 10 years ago by Susan and the team in three, pattern-clashing Osborne & Little fabrics in vivid pinks and purple, they are teamed with colourful bird-print cushions by Paul Smith.

'Pattern clashing is difficult,' says Susan, 'you've got to be a little bit brave. We often book consultations with people who are looking for help with fabrics, colours, curtains or upholstery.'

Between the sofas sits a large, pink footstool covered in a bold House of Hackney patterned fabric, kept company by a family of taxidermy squirrels that Amy found on eBay and two cheeky Kartell Gnome side tables. The 'pink room' is bold, but the collaboration of these two pros has created a very cool, contemporary look. But it's hard work keeping a busy family home looking magazine beautiful: 'I came home once to find my son and his friends in here with their feet on the footstool and I thought, "Oh no, that's not really to use!" laughs Amy. This particular room, I suspect, is for the grown ups...

**susanclarkinteriors.com**

THE CREATIVE USE OF SPACE



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# WELL DRESSED

*Getting ready has never been so much fun – or so stylish – with this collection of contemporary dressing tables*

*Words* VICTORIA PURCELL

**MIRROR, MIRROR**
Maximise smaller spaces with the Adele dressing table by Sweetpea & Willow. Contemporary and chic, this compact dressing table with Barcelona-style curved legs will reflect light around the room, creating more of a sense of space. It also has two drawers to neatly store your makeup and beauty essentials. Was £615, now £492 (shown here with the Adele Barcelona Blanc stool, £375).
**sweetpeaandwillow.com**

**UNDERSTATED GLAMOUR**
Nobody combines minimalist form with maximum glamour quite so stylishly as Jonathan Adler. The Delphine dressing table has antiqued mirrored surfaces and polished brass base to ensure your boudoir sparkles. There's also a single centre drawer finished with robin's egg blue lacquer. Priced £1,950 (shown here with Maxime chair, £1,400). A matching mirrored bar and side table are also available.
**uk.jonathanadler.com**

**SIMPLE ELEGANCE**
This simple, beautiful piece has the classic elegant lines of the Georgian era. Available in a range of natural wood or painted finishes, as well as dramatic silver leaf and gold leaf, the Eclectic dressing table by And So To Bed features two drawers with dovetail joint construction, a lift-out drawer tray and a lift-up mirror. Bedside tables, drawers and a luxury armoire are available in the same range. From £1,650.
**andsotobed.co.uk**

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## CLASSIC CHROME

Classic designs comprise of a ring knocker, round centre knob and plain letterbox. Polished chrome is currently the finish of choice, closely followed by satin chrome and polished brass.

## SIMPLY MODERN

Often design is matched to the period of a house as appropriate. However, as more and more new properties are built, modern, horizontally planked doors with satin chrome and numerals in contemporary fonts have become a go-to option for homeowners.

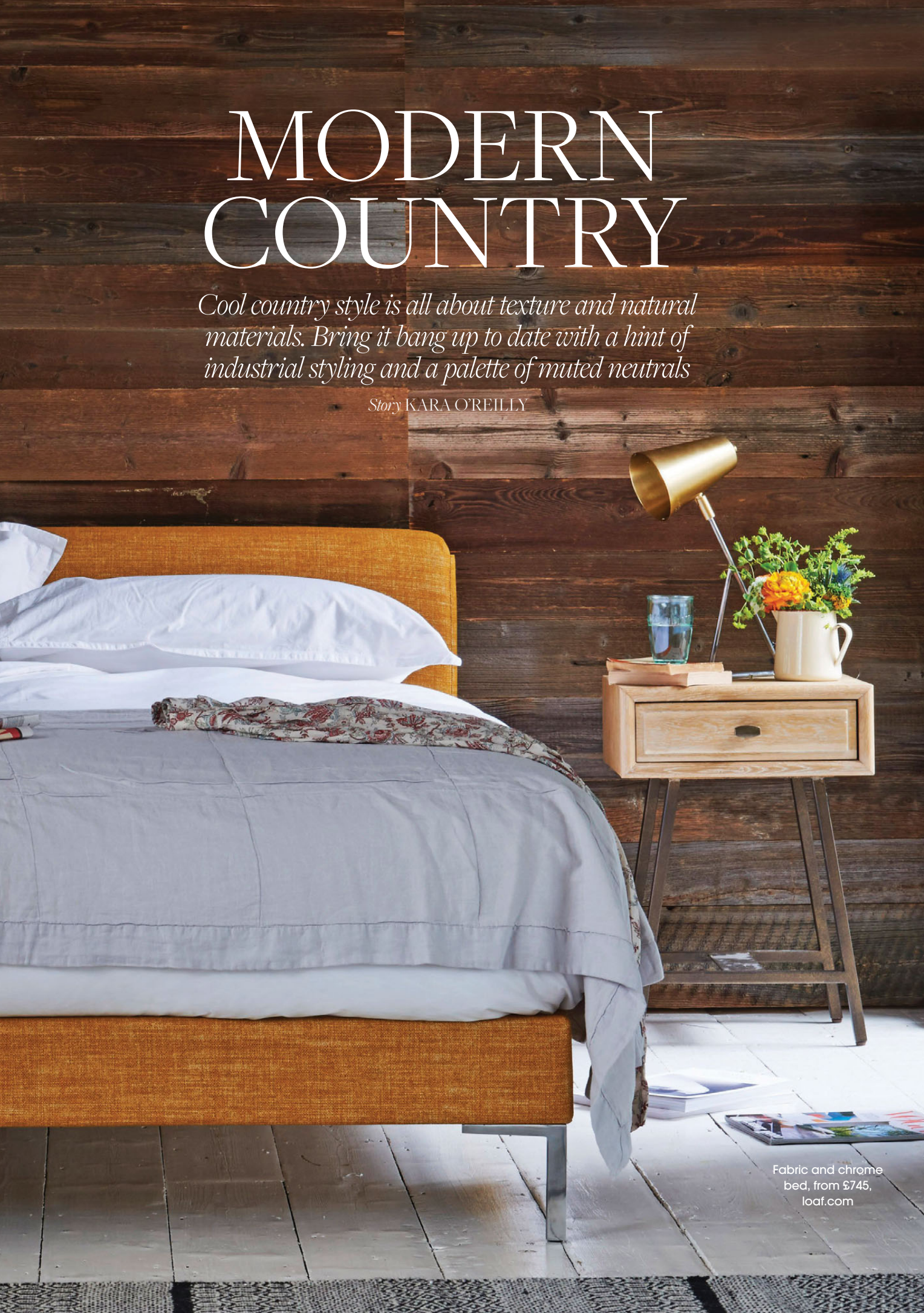
## ORNATE GLASS

Handmade stained glass and lead light are making a comeback. Now admired more than ever, this a true luxury option and comes with a price tag to match. A simple, beautifully etched design with single clear line is the most sought after.

# MODERN COUNTRY

*Cool country style is all about texture and natural materials. Bring it bang up to date with a hint of industrial styling and a palette of muted neutrals*

*Story* KARA O'REILLY



Fabric and chrome bed, from £745, loaf.com

Set of 3 teak paddle boards, £42, rockettstgeorge.co.uk

Whitechapel ceiling pendant in burnished copper, £69, atkinandthyme.co.uk

Shallow cast-iron 3-litre casserole dish in matte black, £45, sainsburys.co.uk

Boulder cushion, from £65, torimurphy.com

Rocha John Rocha glazed vase, £36, debenhams.com

Gray & Willow rope baskets, from £35 each, houseoffraser.co.uk

Earthenware jug, from £225, nativeandco.com

Grey washed wood floor lamp, £140, next.co.uk

Victorian tub chair in grey velvet, £1,095, inescole.com

Blackboard chest, £999, bhs.co.uk

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Ceramic hanging plant pot, £12, miafleur.com

Johnstons of Elgin charcoal and white artisan throw, £165, johnstonscashmere.com

Industrial round table, £450, and grey hammered metal chairs, £140 for 2, coxandcox.co.uk

Vintage hat case from Christopher Clarke Antiques Ltd, £365, lapada.org

Clyde side table, from £575, pinchdesign.com

Bethan Gray for John Lewis Noah table light, £120, johnlewis.com

Agnes medium shelves, from £470, scp.co.uk

Ercol Originals Love Seat with walnut seat, from £955, ercol.com

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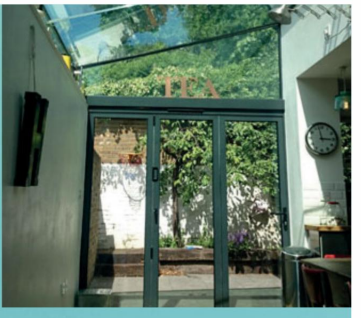

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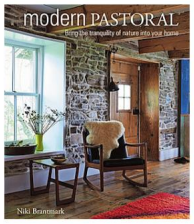
## HIGH STREET HITS

Two launches at the spring/summer previews instantly became my new 'hero' pieces. Their appeal lies in their form, materials and element of affordable luxe. George waxed leather ottoman by Living by Christiane Lemieux, £699, House of Fraser; Lantern bone china pendant in Marble by Lyngard, £225, Heal's.




**Wild in the country**

There's idyllic cottage country, chic boutique hotel country and rustic log cabin in the woods country – if the latter is your cup of tea, then you will love Modern Pastoral, a new book by My Scandi Home blogger Niki Brantmark. In her view the perfect country escape is one that links the interior spaces with the natural world outside and she has tracked down some seriously stylish homes to prove her point.

**Modern Pastoral (CICO Books, £19.99) is available to readers of The Resident for the special price of £14.99 (inc p&p). To order, call 01256 302699 and quote GL8 (cicobooks.co.uk)**

# HOMES NOTEBOOK

*Kara O'Reilly brings you the latest interior news*

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**To enter, please visit your nearest London store and complete a competition card, alternatively visit featherandblack.com/residentcomp to enter.**

This competition runs from Sunday 13 March to Wednesday 13 April 2016

Cactus chair, £59, oliverbonas.com

*Mini Trend*

## *Cacti are cool*

Vintage cactus fabric tray, £30, wintersmoon.co.uk

Faux Sinai cactus, £55, abigailahern.com

Hand-crafted Cactus cushion, £125, theconranshop.co.uk

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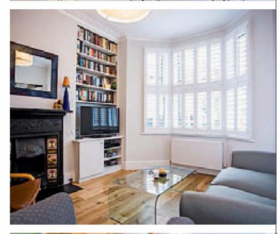

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# Breathing space

## Phillip Bacon of Acer Homes & Gardens talks landscaping trends

*Words:* ALEXANDRA CRONIN

**When facing a new, empty yard, where do you start?**
In most instances, we start by clearing out the area so you are left with an empty shell. We then use biodegradable spray to mark out the area to be landscaped and position where, for example. the patio or deck will be, the new lawn, new planters or anything else our customers may be seeking.

**What difficulties do large gardens present?**
The biggest problem with large garden spaces is the cost to landscape the entire area. In most instances, we suggest that clients divide their gardens into a formal and informal area. The formal area can be landscaped and the informal area can be developed into, for example, a 'wild area'.

**What are some of the best ways to work with small spaces?**
The approach is crucial. Think of the space as another room, albeit outside. The important thing is to come up with a plan that is functional, easily maintained and not over-engineered.

**What are the most popular current trends in gardening?**
We have noticed a growing niche for artificial turf in recent years, composite decking and paving. People seem to be moving towards low-maintenance gardens.

*We've noticed a growing niche for artifical turf in gardens*

**There are so many options for a garden – water features, patios… How do you advise customers who don't really know what they want?**
We often come across this, especially with customers with large gardens. We often prepare a to-scale outline drawing, present some ideas and leave the customer with multiple copies so they can make any changes and scribble ideas as they come along. We find this works very well. There is also the issue of budget and it is important to provide the customer with some understanding of cost so that the ideas we present are consistent with their budget.

**What is one of the most challenging garden projects you've faced?**
We've had a few very challenging projects over the years. The real hurdles are getting excavation volumes correct. The most challenging gardens are the ones that are terraced as you have to optimise the space and ensure compliance with safety regulations.

**How much effort is required to keep up a garden in the city?**
Smaller gardens tend to need little maintenance, especially if they have been paved or decked. The gardens that require the most ongoing maintenance are those with lawns, lots of small trees, shrubs and plants. To keep a garden properly manicured depends on the time the owners are prepared to spend on it.

**What are some of your tips for gardeners this spring?**
A good starting point would be some basic pruning and perhaps a lawn feed. What is important is regular upkeep over the spring and summer months.

**acer-homes-gardens.co.uk**

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Maldon Salt began trading in 1882 and is now in Steve's capable hands, the fourth generation of the Osborne family. Steve's great-grandfather, James Rivers, bought the salt works in 1922 and passed it onto his stepson, Cyril Osborne, in 1933 who in turn handed it on to his son, Clive, in 1973 before Steve took the reins in 2003.

It is here that for thousands of years sea water has been collected and evaporated to produce the white crunchy sea salt flakes distinct to Maldon. The Romans extracted salt from these same shores and the 1086 Doomsday survey mentions no fewer than 45 salt pans in the Maldon area. While Steve's time in charge has coincided with a significant expansion of the company, Maldon Salt proudly still uses the traditional, handcrafted methods of British salt making used by generations of craftsman.

Maldon Salt is famous for its distinctive, pyramid-shaped, white crunchy flakes and the salt has a unique soft texture that gives it a slightly sweet taste, free from the bitter after-taste often associated with other salts. Originally stocked in Harrods and Fortnum and Mason in the 1900s, Maldon Salt is now found all over the UK, in the quality restaurants and retailers of many major international cities. In 2012, Maldon Salt was also granted the Royal Warrant – the ultimate seal of approval from HRH, Queen Elizabeth II.

'Maldon Salt has a very special quality,' explains Steve. 'When you describe quality produce you always talk about the human senses. Maldon Salt has a distinctive look with a glistening, pyramid structure that is so attractive to the eye.

'Secondly, to touch it, Maldon Salt has a soft, crumbly texture that is far-removed from a hard rock salt. Finally, the taste of Maldon Salt is so mild and slightly sweet, without any bitterness. It is these qualities that allow Maldon Salt to do what it does best – to enhance the flavour of the ingredients within your dish.'

As something so simple and natural, and yet also of such high quality, it is little wonder Maldon Salt is equally loved in home kitchens across the world as well as by some of the world's best-loved chefs.

**For more information on Maldon Salt, please see maldonsalt.co.uk**

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Everyone is invited to join us for an afternoon of surprises to celebrate the official opening of the newly refurbished Market.

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## HRH The Queen's 90th Birthday celebrations
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**Friday 15 May and 17 June, 7pm – 8.30pm**

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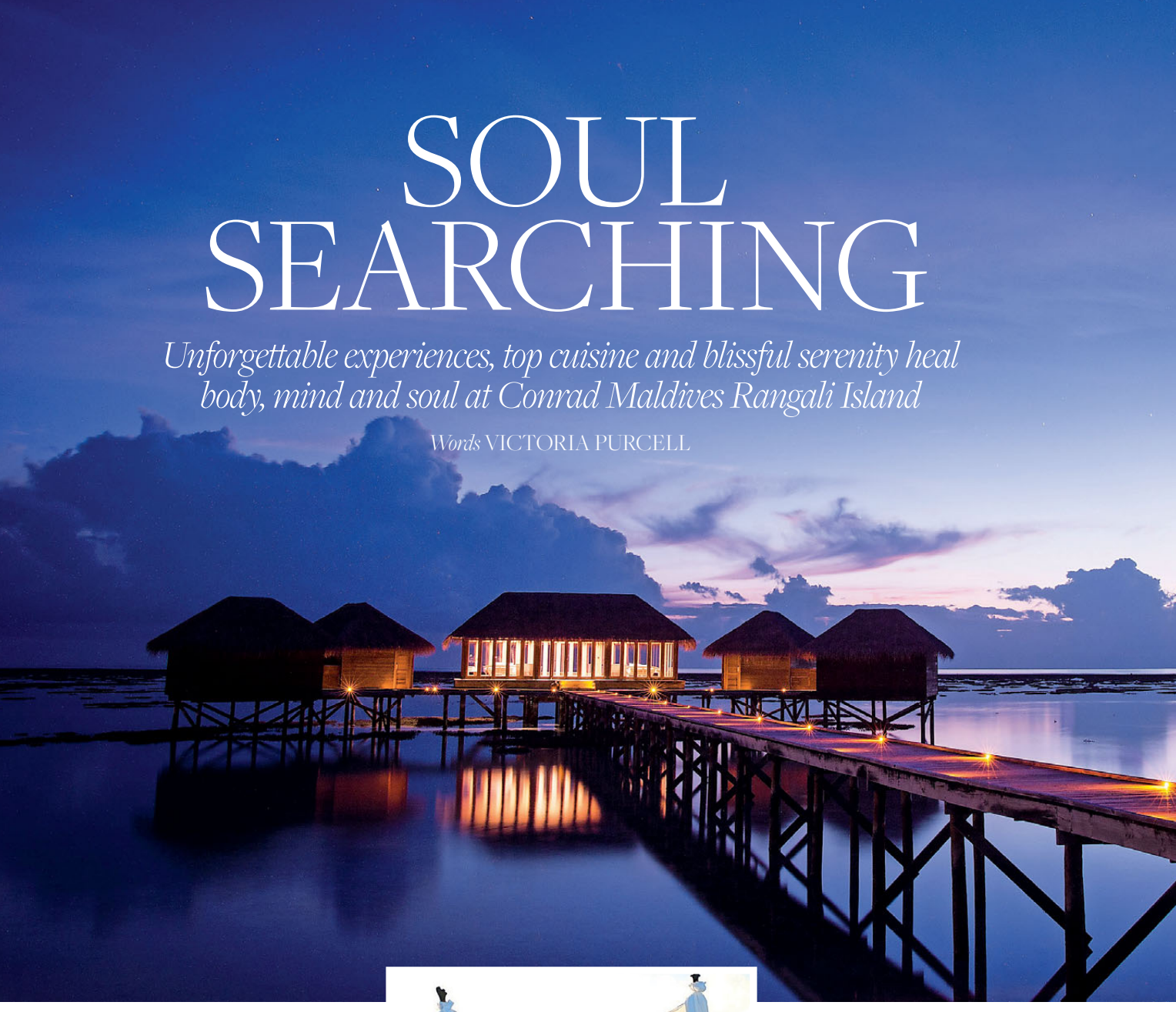
# SOUL SEARCHING

*Unforgettable experiences, top cuisine and blissful serenity heal body, mind and soul at Conrad Maldives Rangali Island*

*Words* VICTORIA PURCELL



I was recently asked what the top travel destinations for 2016 were, and other than the obvious ones like Rio (for an Olympic-sized carnival) and Cuba (the Americans are flocking in droves, so go before the authentic experience has gone), my default answer is now, and will possibly forever be, the Maldives.

An emerging destination it certainly is not, the Maldives have been wooing honeymooners and families alike for decades, but the islands are so devastatingly beautiful and tranquil, it's impossible not to fall head over heels in love. And since Maldivian resorts are long-established, they know how to keep guests coming back. And what does the savvy traveller want? Experiences.

I went snorkelling with a whale shark – a truly astonishing experience that was somehow both exhilarating and serene. Once you've manoeuvred yourself into position alongside the majestic creature, its peaceful acceptance of you for company and the tranquillity of the ocean makes for a day you'll never forget. On the same day I went paddle boarding for the first time, driving the paddle through crystal blue waters, trying to channel the spirit of Cameron Diaz as the odd unruly ripple threatened to throw me off. Then there was the sunset dolphin cruise, where we spotted a pack leaping out of the water in almost perfect synchronicity.

Private dining on the beach

All of this and more is part of Conrad's new 1/3/5 initiative, a curated list of one, three or five-hour-long experiences in culture, art, food and adventure to make your holiday unforgettable. Your first experience is your arrival. The Maldives is one of the most complex and vibrant atoll structures on the planet. An atoll is a groups of islands, and there are 26 in the Maldives, totalling 1,192 islands. Flying over them is awe-inspiring, as each island is surrounded by white beaches and crystal clear shores fading to deeper, darker blues, and the odd coral reef creates odd, horse-shoe shapes in the sea. I highly recommend a window seat.

After recuperating from your long flight in the cool, contemporary Conrad Lounge, you are ushered onto a dinky seaplane for a 30-minute flight to Conrad Maldives Rangali Island, during which you can lap up more of those amazing

## TRIP NOTES

Prices at Conrad Maldives Rangali Island start from USD 1,050 (approx £746) per room per night room in a deluxe beach villa (room only, subject to availability). See conrad.hilton.com/Maldives. Fly with British Airways from London Gatwick.

The deluxe beach villas open on to a private terrace over the sea. The only thing you can see is the horizon

The dining experience at Ithaa – the world's first all-glass undersea restaurant - is mesmerising

views. At the resort, you are greeted with cold towels and the scent of essential oils as friendly staff take your luggage and walk you across the faux-rickety wooden walkway – you're surrounded by nothing but sea and sky – to check in.

The resort spans two islands, Rangalifinolhu and Rangali, which are joined by that enchanting walkway (you can also scoot between the two by golf buggy or little wooden boat called a dhoni). We stayed for two nights on Rangalifinolhu island in a beach villa, hidden among lush vegetation, before transferring to a water villa on Rangali. It's tough to pick a favourite (the resort won Leading Hotel in the Indian Ocean region at the World Travel Awards and featured on *Condé Nast Traveller* 2013 Gold List of The World's 10 Best Beach Hotels for good reason). I loved the contemporary architecture of the beach villa with floor-to-ceiling windows and bi-folding doors that open up the bathroom entirely to the elements (the alfresco shower is quite a novelty). From the sumptuous bedroom suite, slide open the terrace door, pitter-patter barefoot through the vegetation and you're on the beach, just feet from the water.

Where the beach villas are hidden among the greenery, the water villas are designed for sweeping, unspoiled views of the ocean. They are essentially wooden huts on stilts, designed to blend into their surrounds, but within lurk luxury bathrooms and designer sofas. At times, on your private terrace, you feel like the only soul on earth, and it's wonderful.

*At times you feel like the only soul on earth, and it's wonderful*

Wellness is an important part of the island experience. The spa has a resident naturopath and glass-bottomed treatment rooms so you can watch the fishies while enjoying a back massage. You can also enjoy a sunset yoga class in a beachside pavilion, or book a personal training session at the gym. Lounging by one of the resort's two infinity pools is also important for your wellbeing, I believe.

Conrad is also the only resort in the Maldives with 12 restaurants and bars. There's the world's first all-glass underwater restaurant, Ithaa, bio-dynamic cuisine at Mandhoo, built on stilts over the sea so you can watch manta rays swim beneath you, exquisite tasting menus served up at Vilu, which flies in Michelin-starred guest chefs and Ufaa by Jereme Leung, a contemporary Chinese restaurant with a karaoke room. But my favourite was Koko Grill, where you can eat at the counter, listening to waves lapping at the beach as the chef creates a Japanese feast of sushi and steak.

The Maldives is such a special place, where the hospitality is warn and genuine. You can see the guests who return year after year with their families, greeting members of staff like old friends. It's no surprise that they return – leaving this island almost broke my heart.

CHAPTERS

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And, unlike many of the large high street chains that buy centrally, our chef is free to use his judgement on what to buy and when – after all, he's doing the cooking so it's only right he gets to choose the ingredients.

*Chapters offers a distinctively fresh approach to affordable eating.*

At Chapters, the chef has the final say on what we serve, not the accountants and when it comes to meeting business targets, ours is simply - to give you great food at sensible prices and not compromise on quality.

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The grand exterior of The Oakley Court is the gateway to a whole host of surprises inside

# 20 THINGS *YOU DIDN'T KNOW ABOUT* THE OAKLEY COURT, WINDSOR

1 The Oakley Court was built in 1859 by Sir Richard Hall-Say. Hall-Say was the High Sheriff of Berkshire in 1865.

2 Recognised as one of England's finest country house hotels, The Oakley Court were finalists at seven major industry awards in 2015.

3 The Oakley Court has starred in various movies, including The Rocky Horror Picture Show, St Trinian's, and Brides of Dracula.

4 Voted 'Restaurant of the Year' and 'Chef of the year' at the 2015 Berkshire Life Awards.

5 The Dining Room, the 2 AA Rosette fine dining restaurant, uses produce grown on site in the chef's Kitchen Garden and Smokehouse.

6 The hotel hosts one of Berkshire's most popular events – The annual Live and Unwind music festival and open air cinema in August.

7 On-site beehives produce ingredients used in the hotel's menus.

8 The Oakley Court is very environmentally conscious and has been awarded Green Tourism GOLD for its sustainable efforts.

9 The Oakley Court has its own drinks buggy, designed to provide ice cold refreshment direct to deck chairs across the river facing lawns.

10 The Gentleman's Afternoon tea has received high praise for its innovative twist on this classic experience.

11 Her Majesty Queen Elizabeth became the first reigning monarch in history to attend the annual Swan Upping at The Oakley Court.

12 There is space for various teambuilding experiences from hovercraft racing to dragon boat racing.

13 The hotel has its own polo team based at the world renowned Guards Polo Club.

14 With direct access to the River Thames, The Oakley Court provides self-drive electric boat hire.

15 The hotel is dog friendly and offers a Woofs Welcome package.

16 The Oakley Court was the base for the GB Canoeing and Rowing Teams at London 2012 Olympics.

17 One of Berkshire's favourite family destinations with milk and cookies before bed for every child, as well as child sized bathrobes.

18 Napoleon IV was a frequent visitor during his exile from France.

19 The hotel has extensive leisure facilities including indoor pool, gym, steam and sauna rooms, 2 tennis courts and a 9 hole par 3 golf course.

20 There is even a bug hotel and nature trail onsite to explore.

**The Oakley Court, Windsor Road, Windsor, Berkshire SL4 5UR**
**oakleycourt.co.uk**

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# HEALTH & FITNESS *NOTEBOOK*

*Shona Wallace's latest wellbeing round-up*

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PHOTO BY PATRICIA NIVEN

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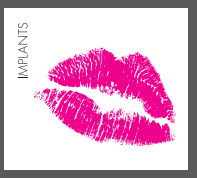


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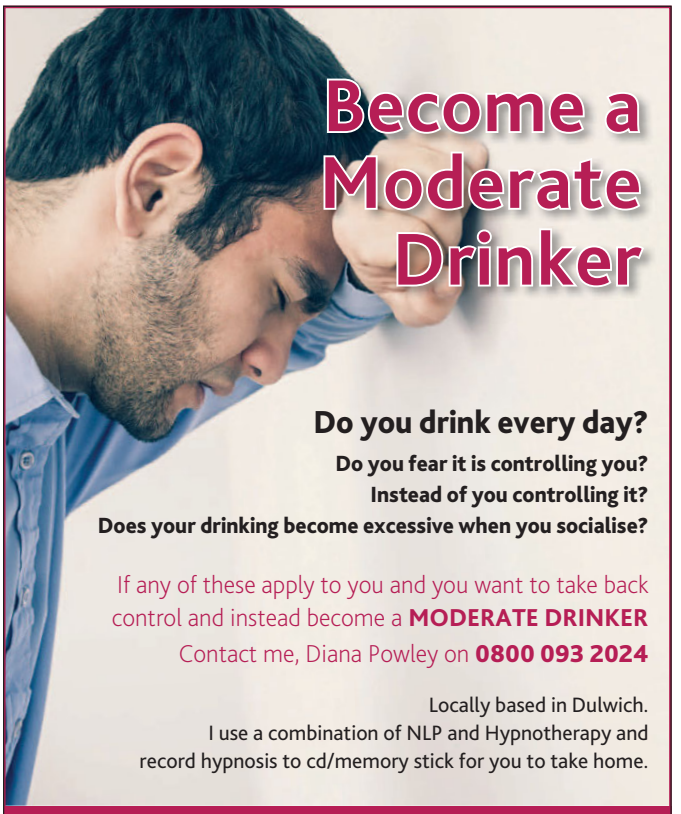

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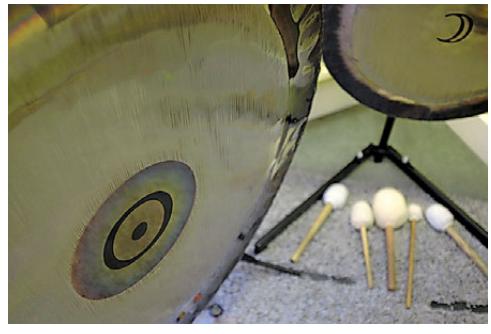
# GOING FOR A GONG

*Trish Lesslie tries out a therapy that combines sound healing with Reiki*

It might sound improbable, but the gong is one of humanity's oldest therapeutic instruments. From as early as 4,000 BC (and perhaps even earlier), gongs have been used in various cultures as ritual, ceremonial and sacred instruments. They're growing in popularity here and now, too, thanks in no small part to Alicia Davies who runs popular fortnightly gong bath sessions at Zen Yoga in Camberwell. You just turn up, lie down and try to stay awake for an hour or so as Alicia mallets her way around various gongs to produce sounds at different frequencies – apparently in tune with the vibrations of the earth, sun, moon or wind, depending on the gongs she uses.

The sounds created are indeed elemental. From a gentle rumble reminiscent of far-off thunder to roar-like booms, Alicia slowly builds layer upon layer of sound. But enthusiasts believe there's much more to the experience than feeling the vibes. Also known as vibration or sound therapy, advocates maintain that the soundwaves created from gongs can have a powerful affect on the nervous system, helping to re-harmonise mind and body.



*It's believed soundwaves created from gongs can help re-harmonise mind and body*

The theory is that everything in the universe vibrates at its own frequency and that certain frequencies have healing properties. It's based on the idea that illness and disease are characterised by blockages in energy channels – think chakras in yoga and meridians in traditional Chinese medicine. The vibrations from certain gongs supposedly unblock trapped energy and have a healing effect on the body's cells. The soundwaves can also help you attain a deeply meditative state quickly.

Alicia has now teamed up with Reiki and Shiatsu therapist Abigail Caller to provide an intense, one-to-one rebalancing treatment. Sessions take place at Abigail's charming period home a short walk from Loughborough Park station. You lie on a massage couch as Alicia begins to gong (she used just the earth gong, which is meant to have grounding properties, during my session). Abigail hovered over me and touched my feet a little, but in general the treatment was hands-off, though in such a relatively small room, the sound of the gong was pretty intense and I could feel the vibrations flowing through my body.

I was a little spacey when I got off the couch, but by the time I got home I felt more grounded, calm and energised than I had for months. It could just have been the 'because I'm worth it' factor of having two therapists at once focused on my wellbeing, but the effects stayed with me for well over a week. I'll definitely have another session next time I feel in need of some fine-tuning.

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Very few sports clubs in London can boast a climbing wall

# FITNESS FOR ALL

*JAGS Sports Club has the facilities to help youngsters develop a positive attitude to sport, but there's fun to be had for the whole family*

*Words* LIZZIE SUMMERSKILL

With only a third of boys and a quarter of girls meeting the current Department of Health recommendations for at least 60 minutes of physical activity a day, encouraging a positive attitude to sport from a young age is more important than ever.

JAGS Sports Club in Dulwich has a huge range of facilities and is fast becoming a centre for kids of all ages across multiple communities. With a selection of term-time programmes and drop-in weekend activities, there is always something to get the little ones motivated and excited about sports that they otherwise might not experience.

The holiday programme caters for a range of interests from swimming, tennis and football to climbing, diving, archery, dancing and trampolining. There are also all-encompassing classes like Multi Sports and Mini Games, the latter of which tunes into the ages and interests of the group and builds the day around them accordingly. For busy parents, the club also provides an additional wrap-around service for children taking part in Soccer Club or Multi Sports, which means they can be dropped off at the club at 8am and picked up at 5.30pm.

*Only a third of boys and a quarter of girls are meeting recommendations for 60 minutes of activity a day*

Sports and physical activity is linked to reducing the risk of over 20 illnesses, but finding something that holds the interest of apathetic teens can be a challenge. This is perhaps where JAGS Sports Club excels the most. The new Youth Gym for 12-17 year olds, launched only a few months ago, is already bursting at the seams with enthusiastic participants, which led to the start of Teen Flex, a combination of Yoga and Pilates that the local teen community has embraced. Look out for the launch of Teen Box soon too.

Family memberships are competitively priced, so adults also have a lot to benefit from by joining the club. Aside from the beautiful 25-metre pool (chlorinated with UV lights that save your skin, eyes and hair from the damaging effects of chlorine), a nine-metre-high indoor climbing wall, two gyms and courts for tennis, squash and badminton, there are 22 studio classes included in the membership, including Pilates, yoga, aerobics, belly dancing and boxing. Class numbers are kept to a limit to maintain that personal feeling and the experienced teachers have been with the club for a long time. Further more, there are exciting additions soon to come, as the new spin studio with virtual training plus a free-weights room will be making a debut later in the year.

**JAGS Sports Club is offering The Resident readers the chance to become a member without the joining fee, saving £70 – just quote JAGSMEMBERSHIP. Offer ends 30 April 2016. For details see jagssportsclub.co.uk**

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# GUY AWFORD

*Guy Awford celebrates spring with a deliciously sweet, succulent slow-cooked lamb shoulder*

A shoulder of lamb is the perfect cut for slow roasting on the bone. There is plenty of richly flavoured fat which melts during the slow cooking process, resulting in deliciously sweet and succulent meat. Generously salted and basted regularly the skin crisps up, turning a rich mahogany. It's a bit cheaper than the leg, the reason for which becomes clear when it's time to carve, but if you're happy with odd-size pieces rather than neat slices that won't matter.

The intense lamby flavour of the shoulder stands up well to the bold spices in a North African marinade. To make the marinade, crush 3 cloves of garlic and mix with a finely chopped red onion, 2 teaspoons of sweet paprika, 1 teaspoon of ground cumin, 3 tablespoons of chopped rosemary, the juice of a lemon and 2 tablespoons of red wine vinegar. Rub this into the meat and leave in the fridge overnight to let the flavours penetrate.

Lamb shoulder benefits from a sharp condiment to counteract the richness. Mix together a handful of chopped olives, ½ a chopped preserved lemon and some chopped mint. Then stir in a splash of olive oil and some red wine vinegar to create a zingy Mediterranean mint sauce.

**Guy is chef-patron of theguildfordarms.co.uk and handmadefood.com**

**TOP TIP**

Lamb shoulder is a bit cheaper than the leg, the reason for which becomes clear when it's time to carve, but if you're happy with the odd-size pieces then that won't matter

## SLOW COOKED LAMB SHOULDER WITH WHITE BEAN PUREE, GRILLED SPRING ONIONS, OLIVES AND PRESERVED LEMON

- **Serves: 2**
- **Preparation time: 45 minutes**
- **Cooking time: 30-35 minutes**

Shoulder of lamb, 2kg on the bone and marinated (see left)
400g dried white beans, soaked overnight, boiled until soft and pureed
½ red onion, finely chopped
2 cloves garlic, finely chopped
Olive oil
Pinch saffron
Bay leaf
10 spring onions
2 teaspoons fennel seeds

**1.** Preheat oven to 160°C.
**2.** Drizzle the lamb with olive oil and season generously with salt. Pour a cup of water into the oven dish.
**3.** Cook for 1 hour at 160°C to colour the skin. Reduce to 120°C and cook for a further 3 hours, basting and adding a splash more water every 30 minutes.
**4.** Heat a little olive oil in a large pot and fry the onions, garlic, bay leaf and fennel seeds until the onions are soft and just beginning to colour. Add the saffron and cook for a further minute. Add the bean puree and cook for 5 minutes.
**5.** Brush the spring onions with olive oil, season and griddle for 2 minutes on each side until charred.
**6.** Pull the lamb from the bone and serve with the bean puree and the spring onions. Spoon over the olive and lemon dressing and drizzle over some roasting juices.

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# PHARMACY 2

*Words* VICTORIA PURCELL

A place to see and be seen, in Vauxhall? We had to check it out. Sadly no celeb spots, but Mark Hix, Damien Hirst's collaborator on the new Pharmacy 2 restaurant, was moseying about.

It's a little bit clinical with startlingly bright lights, but then I guess a pharmacy-themed restaurant is supposed to be... Situated on the first floor of Hirst's impressive new Newport Street Gallery in Vauxhall, the brightness seems to be a continuation of the downstairs gallery, a huge two-floored, high-ceilinged, white-walled space that is the perfect blank canvas for art.

There's certainly plenty of eye-candy at Pharmacy 2, by which I mean brightly coloured, playful representations of prescription drugs – as bar stools, stitched onto the backs of the banquettes, serialised on the wallpaper, as cute little capsule PH2 logos on the crockery. Then there's a Hirst Medicine Cabinet installation stretching the length of an entire wall. Above the bar, the word 'prescription' invites you to treat any ailments with a good selection of spirits.

I'm still in awe of the sensational buttermilk chicken I had at Hixster Bankside, so I couldn't wait to sample the menu. We had to ask a few questions about the menu, but the staff know their stuff. I went for the brik a l'oeuf de canard with rose harissa. It's not a pretty dish, it's essentially a half-moon pancake, but its soft, duck-egg centre with runny yolk fans out to a crispy filo pastry that's a wonder of contrasting textures. My friend went for the Hunan spiced pork, celery and ginger broth, which sounds delicate until you reach the large pork patty at the bottom.

The food at Pharmacy 2 is hearty and contemporary, like the art

For the main course, I had the delicious Swainson House Farm duck curry with apple pakoras, while my friend tried rich, flavourful Launceston lamb pie with a glazed, buttery pastry crust and a bone unashamedly sticking out of the top. She cast aside a few of the suspicious-looking offaly chunks lurking within, however. We added sides of indulgent truffle fries and rape broccoli (pronounced rah-pay) to try and balance out our heavy, meaty choices, and almost finished our plates. But we found room for a mini pudding each – a bite-sized chunk of comforting custard-soaked bread-and-butter pudding, plus a Willie's Peruvian Gold chocolate mousse with honeycomb that was gone in 60 seconds.

**Newport Street SE11 6AJ; 020 3141 9333; pharmacyrestaurant.com**

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WHAT TO KNOW...
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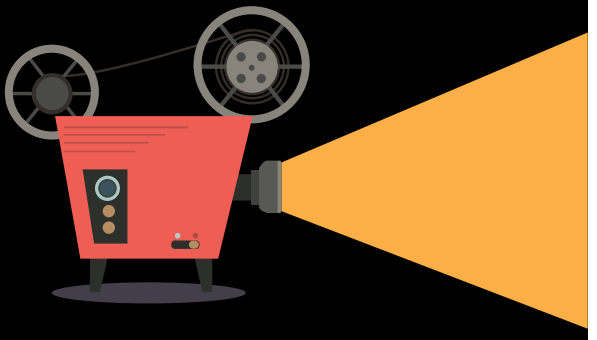

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Latin-themed Barrio has just opened in Brixton

## Barrio Brixton

Barrio has just opened a Brixton branch, taking inspiration from the area's markets, arcades, brewers and distillers. Executive chef Ernesto Paiva has produced an innovative menu focusing on Antichuchos – succulent skewers of spiced, marinated meats originating on the street-carts of Lima. From tequilas and mescals to piscos and cachacas, the 200-capacity venue will appeal to discerning cocktail drinkers, craft beer lovers and night owls – it's open until 2am at weekends.

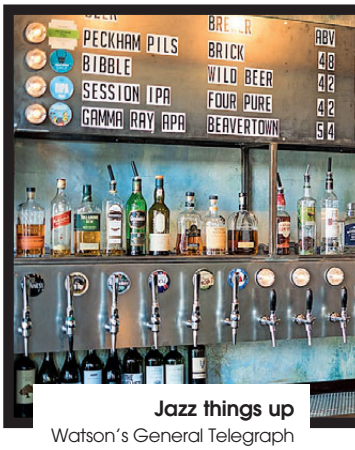
**30 Acre Lane, Brixton SW2 5SG; welovebarrio.com**

# FOOD *NOTEBOOK*

*Tasty eats for savvy south Londoners*

## BACK TO THE MARKET

Street Feast returns to Lewisham's Model Market this spring. Expect a vast selection of cuisines, beers and Scoopsy Daisy ice-cream (pictured left), plus the Lewisham High Line, a first-floor terrace that's great for cocktails and people-watching. 196 Lewisham High Street, SE13 6LS; streetfeastlondon.com




**Jazz things up**

Watson's General Telegraph in East Dulwich is the latest venture for the Laine's pub group offering themed nights throughout the week. Head down on Thursdays for live music with different top-notch players every week providing jazz and world music inspired sounds. There's a 20-beer tap wall, a huge all-weather garden, and great food from head chef Dan Burrell. 108 Forest Hill Road SE22 0RS; watsonstelegraph.pub

**Get the Bill's**

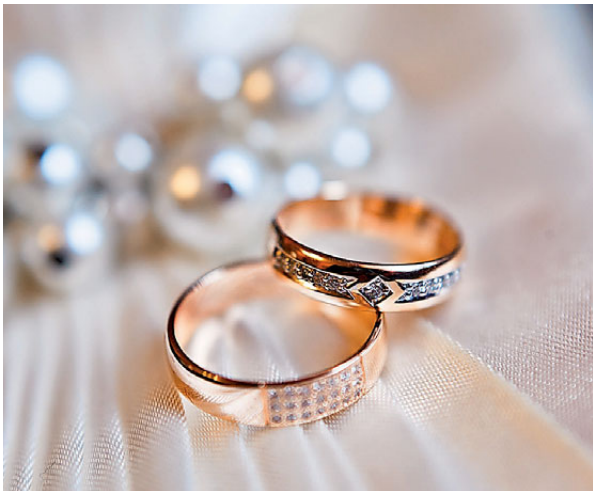
Bill's restaurants, the chain serving quality food favourites from morning to bedtime, opens in Greenwich on 24 March. With expansive breakfast, lunch and dinner menus to suit all tastes, there's just about everything on offer from pancakes to grilled sea bream and burgers. Expect friendly service in a relaxed room kitted out in Bill's style with grocery-lined shelves adding a splash of colour. **13 Nelson Road, Greenwich SE10 9JB; bills-website.co.uk**

## MARSH MALLOW MAGIC

*Dulwich-based La Maison Guimauve hand makes fresh, gluten-free French marshmallows in flavours like rose petal and elderflower & champagne. £6 per bag. Buy them at Franklins Farm Shop in East Dulwich or online at lamaisonguimauve.com*

# Why 'I do' requires a Will

## Laura Bailey of Grant Saw on matrimony and making a Will



Making a Will may not be the first thing that springs to mind when planning for your big day. However, there are important reasons why 'tying the knot' should mean that you also get your affairs in order.

It's believed that over half of the UK adult population does not have a Will, but even if you do have one, it will be revoked on marriage and rendered invalid. When someone dies without a Will (or intestate) the intestacy rules are applied to the estate. These rules control who receives money from your estate and the effect of the rules may not reflect your wishes.

There is a common misconception that your spouse/civil partner will always receive your entire estate in full. If a person is married with children and their estate is worth more than £250,000, the spouse/civil partner will receive the first £250,000 of the estate, together with any personal belongings. The value of the estate in excess of £250,000 is then divided equally between the spouse/civil partner and the children of the deceased.

Leaving your estate to your children may seem like a good idea, but often it is not the most inheritance tax-effective option, which is something a solicitor can advise on. If you have children, you can appoint guardians for minor children in your Will and also make provision for their maintenance until they are able to look after themselves.

You may also wish to consider putting in place a Lasting Power of Attorney to authorise your spouse/civil partner to make decisions on your behalf should you lack the capacity to do so in the future, for example, as the result of an accident or serious illness.

At Grant Saw, we are committed to providing bespoke legal advice to suit your current needs and circumstances.

**If you are interested in making a Will or Lasting Power of Attorney, please contact Laura Bailey, a solicitor in the Wills and Probate Department via lbailey@grantsaw.co.uk or 020 8858 6971**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# LEARNING TOGETHER

## *Corelli College Co-operative Academy: an award-winning school striving for excellence for all*

From sport to the classroom, Corelli College offers the best to its students

Corelli College Co-operative Academy is a vibrant and exciting place to be with high standards in all aspects of daily life. The Academy's Principal, Zara Tippey, expects their young people to strive for excellence in outcomes and drives a vision that states they have 'no cap on ambition'. Their staff all share the common belief in an 'unrelenting determination for everyone to achieve outstanding results'. Their well-structured curriculum pathways allow for all to make better than expected progress with talented and committed teachers.

They have a successful Sixth Form community with outcomes at A Level above national at 99.3% and destination rates to further and higher education of 98%. Their Level 3 BTEC results are well above national and they have particularly impressive outcomes for Engineering, Applied Science and IT (CISCO). Alongside their Level 3 offer they provide a fully inclusive Sixth Form that caters for Level 1 and 2 students.

Alongside their focus on high standards and expectations of academic success, their Academy is a place where everyone is valued, respected, trusted, where they all work together and celebrate excellence. Young people who join the Academy are placed in one of five co-operative communities, each named after a founding co-operative principle; Trust, Democracy, Independence, Solidarity and Equality.

The communities operate within a vertical tutoring system that reinforces their ethos of inclusivity, acceptance and celebration of diversity with older students able to role model their values and expectations to their younger students. Their student leadership continues to thrive and their students gained the highly acclaimed award of becoming 'Citizens UK School of the Year', alongside being one of the first schools in the country to achieve the 'Discovering Democracy' Award.

*There is an unrelenting determination for everyone to achieve outstanding results*

They are also a Basketball Academy and as such students can train to become professional basketball players alongside their Sixth Form studies. Their ex-England basketball captain facilitates opportunities to allow students to be 'talent-spotted' both nationally and internationally. They are also a SurPASSfootball Academy and students from all year groups are able to be trained by a Premier League footballer and ex-student from their Academy. Their new sports complex is a wonderful purpose built high quality facility that will also open opportunities in the local community. For their students it provides a high quality learning experience in a professional environment.

The Academy is a unique place to learn with their sports facilities and an Academy farm. They are partnered with the Institute of Education, the Ideas Foundation, Greenwich Theatre and they are a CISCO networking Academy alongside being part of the co-operative college and network of co-operative schools and academies. They welcome you to visit them and meet their staff and students to see for yourself their vibrant and values driven Academy.

**Corelli Road SE3 8EP; 020 8516 7977; corellicollege.org.uk**

## BESPOKE EDUCATION

Jan Hendzel Studio has launched a complete line of furniture for Camberwell College of Arts' canteen. The coffee bar refurbishment is part of the University of the Arts' £62m facilities redevelopment programme for the college. arts.ac.uk/camberwell

**Head start**

The Trustees of the Girls' Day School Trust (GDST) have announced the appointment of Emma Pattison as Head of Croydon High School with effect from September 2016. Pattison is currently Deputy Head (Academic) at St John's School, Leatherhead, an independent co-educational school. With a strong reputation for academic excellence, Croydon High School is committed to the benefits of single sex education and has a forward-thinking attitude in terms of promoting opportunities for girls.
**Old Farleigh Road CR2 8YB; 020 8651 5020; croydonhigh.gdst.net**

# EDUCATION *NEWS*

*The latest from schools around the area*

## More than words

Students at Sydenham High School GDST have been channelling their poetic side with the help of a future astronaut in a workshop around mental health issues and awareness. The group of Year 8 students was inspired to write and perform a series of poems around the topics of anxiety and depression by mental health spokesperson and global Kruger Cowne Rising Star winner, Hussain Manawer. The 24-year-old, who was an Olympic torchbearer and has raised thousands of pounds for charity, also performed some of his unique narrative poetry.
**19 Westwood Hill SE26 6BL; 020 8557 7000; sydenhamhighschool.gdst.net**

## *MUSIC TO THE EARS*

*An annual schools concert held back in February has raised £9,500 for The Children's Trust. The popular event, which celebrated its 12th anniversary, provided entertainment from schools all over London, giving students the opportunity to perform in front of a 450-strong audience.*

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This means that all children born between 1 Sepember 2016 and 31 August 2017 are eligible to join this autumn.

Please see our website for more details and register as soon as possible if you would like your child to be considered for admission.

**We are looking forward to hearing from you.**

Sevenoaks School offer a wealth of opportunity to prepare their pupils for the future

# ALTERNATE REALITY

*We need to prepare our children for what lies ahead, so are GCSEs really the answer?*

*Words* TIM JONES

There has been widespread and well-reported unease about GCSEs for many years. Many educators regard these qualifications – intended to be school leaving certificates – to be dull and insufficient as preparation for Sixth Form study. The IGCSE has helped bridge this gap to an extent, but a few independent schools – including Bedales, Malvern College and Sevenoaks School – have gone further and have developed their own Middle Years curricula and examinations for some subjects.

In its recent Future of Jobs Report, the World Economic Forum identified the top ten skills that will be required in the workplace of 2020. At the top were Complex Problem Solving, Critical Thinking and Creativity – qualities not encouraged in GCSE courses. At Sevenoaks we offer our students courses that develop these skills and promote both a global outlook and an interdisciplinary approach to study. A number of recent initiatives have been implemented in the Sevenoaks Middle School curriculum, which rethink the way these years operate. One is a suite of Sevenoaks School Certificate courses in English Literature, the Expressive Arts and Technology, launched in 2010.

Freedom to construct these courses ourselves has meant that we can introduce exciting, distinctive elements designed to elicit a strong sense of personal engagement, and we are also mindful of the need to prepare students for learning in the digital age. The Sevenoaks School Certificates are recognised by UCAS as a Year 11 programme of study. They are internally examined and moderated, and final moderation is undertaken by an independent external specialist.

*We can introduce exciting elements to elicit a strong sense of personal engagement*

In addition, each places emphasis on the notion of learning independently. In part, this emerges through the introduction of an element of choice; for example, not only can students select particular courses within a faculty area, but within each course they are invited to pursue certain areas in which they feel a particular interest. The English Literature course, for instance, asks students to nominate a period or genre on which to focus their independent project, and in both Drama and Music, students can select practitioners or theories in which they are particularly interested, as well as whether to follow an historical, technical or expressive individual journey.

At the centre of our Middle School curriculum is another innovation, three core subjects studied by all pupils in Years 9-11: Systems of Belief, looking at the perspectives of different faiths; Critical Perspectives, an applied course that teaches the principles of critical thinking; and Ten Ideas that Changed the World, which promotes critical and creative thinking about current affairs and matters of ethical, philosophical or religious importance.

A balanced, broad and challenging Middle School curriculum like this encourages discussion, curiosity and creativity, equips students for the future and encourages a love of learning that will endure for the rest of their lives.

**Tim Jones is Deputy Head Academic at Sevenoaks School, Sevenoaks, Kent TN13 1HU; 01732 455133; sevenoaksschool.org**

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From hockey to all round fitness, Bromley High School offers its girls more than a sporting chance

# SPORTING CHANCE

*As it opens a fitness suite, Bromley High School is more than doing its part to harness future sport stars*

*Words* MARK KEBBLE

I can't put the thought of the biting cold out of my mind as I watch a hockey practice session at Bromley High School, but it doesn't seem to be bothering the girls one bit. The enthusiasm is infectious and the skill on show mightily impress too. 'We are currently U16 county hockey champions, both indoors and out,' says the school's Director of Sport, Victoria Lodge (pictured), proudly. 'At senior level, we are a breeding ground for county and national level sportswomen. Our Junior School teams enjoy the advantage of benefitting from facilities and the breadth of specialist coaching that could not be provided in a standalone junior school.'

The opportunities at Bromley High School are indeed eye-opening. Set on a 25 acre site, there's a 25m pool, sports hall, gym, and floodlit astro and courts. There are clubs in everything from netball and football, through to gymnastics and table tennis, and now a fitness suite can be added to the list. 'That allows us the opportunity to give our pupils the experience of working with cardio and resistance equipment,' Lodge explains what it adds to school life. 'This is life-long learning with benefits far beyond their school years.'

The last point is key when looking at sport at Bromley High School. 'There is a profound link between mind and body,' Lodge says on the connection between the sports field and the classroom. 'Working the body hard can help to focus the mind. I certainly think that the post-workout endorphin glow contributes to increased levels of productive concentration.' Do the girls also learn from sports? 'The single best identifier of future success is "grit" and determination,' Lodge answers. 'We don't set pupils tasks in lessons and training that are easily within their reach; we want the girls to learn to persevere when faced with a challenge.'

*This is life-long learning with benefits far beyond their school years*

There are several teams in existence at Bromley High School, giving all the girls – whatever their ability – the chance to participate and enjoy sport. The success stories that I have heard about show the coaching on offer is reaping the rewards, but ultimately is it all about winning? 'Of course it's nice to win, but the experience of school sports is an enriching one,' Lodge states. 'Our girls love to compete and give their all to win for Bromley High, but we cannot win all the time. Indeed, we seek out schools who can give us challenging opposition. Where would pupils' motivation to train and practice be if they always won? I feel our teams learn more from their losses than they do from easy wins.' As one of the Bromley High girls rounds a keeper and slots the hockey ball into the net, I am convinced they will be celebrating more than commiserating.

**Victoria Lodge is Director of Sport at Bromley High School, Blackbrook Lane BR1 2TW; 020 8781 7000; bromleyhigh.gdst.net**

TIM RONEY

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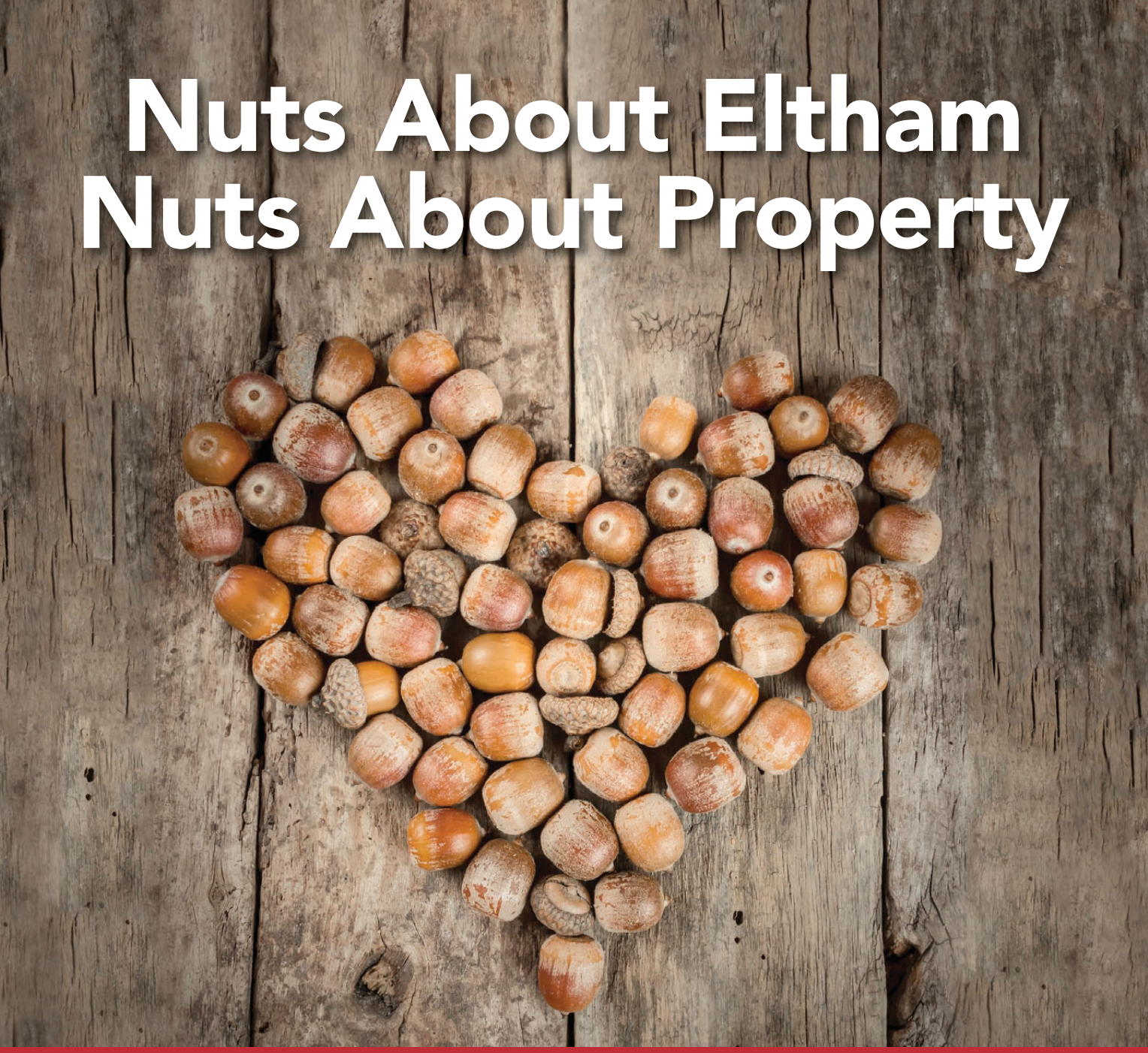

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## Lettings

Bromley BR2 £3,500 PCM

Impressive five bedroom detached house on a generous plot, surrounded by large garden, with ample off street parking. Set within a quiet secluded location in close proximity to transport and excellent local primary schools. Energy Efficiency Rating E.

BECKENHAM 020 8663 4433

Bromley BR2 £1,400 PCM

Brand new apartment located in Trinity Village. Two double bedrooms with en-suite bathroom to master bedroom, spacious hallway with storage, three piece family bathroom suite, spacious lounge with open plan modern kitchen and allocated parking. Available now and offered unfurnished.

BROMLEY 020 8315 5544

# Sales

Chislehurst BR7 £1,895,000 F/H

Queenborough Gardens is an exclusive gated development of just six houses built 1987. Located just 1/4 mile from Chislehurst High Street, this wonderful family home offers well-proportioned living accommodation that comprises five bedrooms, three bathrooms, three reception rooms and occupies a beautiful secluded plot. Energy Efficiency Rating D.

CHISLEHURST 020 8295 4900

Farnborough Park BR6 £1,775,000 F/H

Completed in 2011 'The Chase' has been finished to an exacting standard. This four double bedroom house offers a contemporary feel. Comprising beautifully hand crafted kitchen/breakfast room, study, dining room, downstairs cloakroom, utility room, spacious sitting room, 27ft cinema/games room, integral double garage and large lawned garden. Energy Efficiency Rating B.

LOCKSBOTTOM 01689 882 988

# Lettings

Sidcup DA14 £7,500 PCM

Grade II listed former stable block, restored and converted into a 10,000 sqft home and occupying 2 acres of gardens that flank Foots Cray Meadows. The property offers flexible accommodation that includes five bedrooms, five bathrooms, open plan living and a heated swimming pool. Energy Efficiency Rating C.

CHISLEHURST 020 8295 4900

Beckenham BR3 £3,300 PCM

Formally known as the old wig factory, one of the oldest buildings in Beckenham, this family home has been refurbished throughout to the highest standard. Briefly comprising five double bedrooms, three bathrooms, three receptions, fully fitted modern kitchen/diner with bi-folding doors, utility room, private landscaped garden and off street parking. Offered unfurnished. Energy Efficiency Rating D.

LOCKSBOTTOM 01689 882 988

## Sales

Orpington BR6 £1,200,000 F/H

Substantial detached Victorian residence situated on the highly sought after Warren Avenue, less than 0.1 miles from the desirable Warren Road Primary School. Comprising two sizeable reception rooms, large open plan kitchen/diner, downstairs WC, seven bedrooms, master en-suite and two additional family bathrooms. Energy Efficiency Rating F.

ORPINGTON 01689 661 400

West Wickham BR4 £1,499,999 F/H

The Old Rectory is without doubt one of the area's finest Grade II listed homes. Built in the 17th Century with an abundance of original features, this stunning six double bedroom property sits centrally on a mature plot of approximately one acre. Energy Efficiency Rating F.

WEST WICKHAM 020 8432 7373

## Lettings

Orpington BR5 £1,650 PCM

Stunning three double bedroom newly built townhouse located only a short distance from St Mary's Cray Station. Comprising large living space, modern fitted kitchen, courtyard garden, two double bedrooms with a family bathroom on the first floor, sizeable master bedroom, complete with its own en-suite and private balcony. Energy Efficiency Rating B.

ORPINGTON 01689 661 400

Shirley £3,950 PCM

Fabulous five bedroom family home in an enviable location on the Whitgift Foundation Estate. This beautifully presented home offers spacious living accommodation, with a formal reception room, separate dining room and fantastic kitchen/breakfast room. Energy Efficiency Rating D.

WEST WICKHAM 020 8432 7373

# SUNDRIDGE PARK

BY MILLGATE

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- Covered parking
- 999 year lease

**Prices from £695,000**

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or visit **sundridge-park.co.uk** for more information

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MILLGATE

Willoughby Lane off Plaistow Lane, Bromley, Kent BR1 3TP

*From Sundridge Park train station (Source: National Rail)

NOW AVAILABLE TO VIEW

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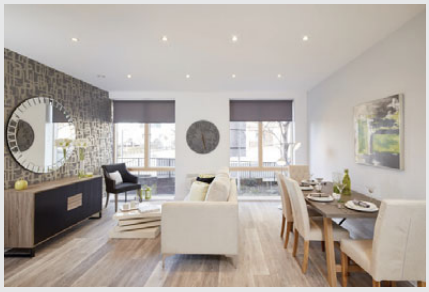
The Distinctive Developer
www.purelake.co.uk

acorn.ltd.uk



nexus
APARTMENTS

## Bromley's best connected.

**A collection of brand new, contemporary 1 and 2 bedroom apartments for private rent.**

These apartments have been finished to a beautifully high standard, boasting modern kitchens with integrated appliances, spacious open-plan living areas, and built-in wardrobes to all bedrooms. Situated in the heart of Bromley just 100m from Bromley South Station, offering direct links into London.

**Prices from £1,100 pcm**

To book an appointment to view contact:
**020 8315 6917**
**newhomeslettings@acorn.ltd.uk**

Letting Agent:
acorn New Homes Lettings
Incorporating LANGFORD RUSSELL The Partnership

Sat Nav Ref:
BR1 1LT

# YALDHAM MANOR

— ESTATE —

*An idyllic countryside location*

The pure lake group

The Signature Collection

purelake.co.uk

## WOODMANS COTTAGE

Now complete and available to view, this five bedroom luxury new build detached house forms part of the exclusive private gated Yaldham Manor Estate, and is set in the idyllic countryside location of Kemsing, Sevenoaks.

**£1,300,000**

To book an appointment to view, please contact:

**01689 882 988**

**acornnewhomes.co.uk**

LANGFORD RUSSELL UNIQUE

Incorporating: acorn New Homes

Sat Nav Ref: TN15 6NN

# ROAN STREET, GREENWICH SE10

- 4 Bedrooms
- 3 Reception rooms
- 2 Bathrooms
- Roof terrace
- Rear garden
- Secure parking
- Double fronted Georgian house
- Approx. 0.4 mile to BR station

**Guide price £1,700,000**
**Freehold**

For more information, call Graham Lawes
020 3733 1433 or email graham.lawes@eu.jll.com

22 College Approach
Greenwich
SE10 9HY

**jll.co.uk/residential**

# HERVEY ROAD, BLACKHEATH SE3

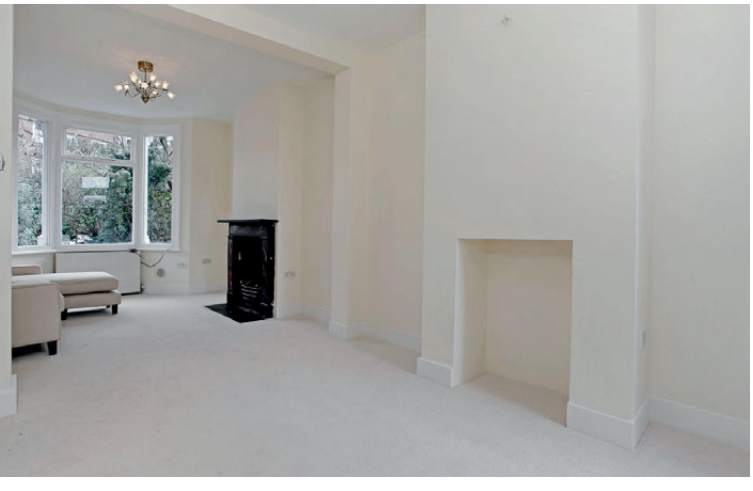
- 5 Bedrooms
- 2 Reception rooms
- 2 Bathrooms
- South facing garden
- Off - street parking
- Garage
- Semi - detached house
- Excellent transport links

**Guide price £1,150,000**
**Freehold**

For more information, call Graham Lawes
020 3740 6973 or email graham.lawes@eu.jll.com

8 Montpelier Vale
Blackheath
SE3 0TA

**jll.co.uk/residential**



# BLISSETT STREET, GREENWICH SE10

- 3 Bedrooms
- Through lounge
- Basement storage
- Rear garden
- Period terrace house
- Well presented
- Approx. 1,173 sq ft (109 sq m)
- Excellent transport links

**Price £2,600 per calendar month**
**Part funished**

For more information, call Yasmin Forrester
020 3813 4986 or email yasmin.forrester@eu.jll.com>

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Potential tenants are advised that administration fees may be payable when renting a property. Please ask for details of our charges.

# HATCLIFFE CLOSE, BLACKHEATH SE3

- 3 Bedrooms
- Study
- Integral garage
- Great storage space
- Landscaped garden
- Newly refurbished
- Approx. 0.2 mile to BR station
- Excellent village location

**£2,500 per calendar month**
**Furnished**

For more information, call Sarah Kyriakides
020 3468 0798 or email sarah.kyriakides@eu.jll.com

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Greenwich
SE10 9HY

**jll.co.uk/residential**

Potential tenants are advised that administration fees may be payable when renting a property. Please ask for details of our charges.

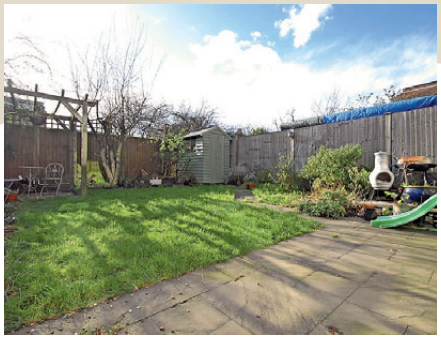
pickwick estates

## BELVOIR ROAD

**£1,400,000**

Victorian family home, located on a quiet residential road in East Dulwich. On the ground floor you have the main reception room which features a lovely Victorian marble working fireplace, stripped and varnished floorboards and sash windows. There is another room behind this which is currently being used as a study but could be a lovely dining room. Under the stairs houses the washing machine and dryer. The kitchen is huge and has an amazing architect designed extension with bi-folding doors leading to a vast south west facing garden. Upstairs there are four double bedrooms one of which has an en-suite and a balcony overlooking the garden and a further two separate bathrooms.

**Dulwich Office 020 3397 1144**



## ELSINORE ROAD

**£700,000**

Attractive and perfectly proportioned is the best way to describe this 1930s, 3 double bedroom, semi-detached family home. With the additional bonus of off street parking, a south west facing rear garden and potential to extend into the loft, what else could a buyer ask for?! Elsinore Road is a very popular tree lined street, situated equidistant from two stations, Forest Hill with its efficient Overground services and NR to London Bridge and Catford Bridge which has services to Victoria and Blackfriars. Located at the quieter end of the street, the house is also very private and not overlooked from the front or the rear. This is a perfect family home, there is even an excellent primary school (Kilmore) further down the road.

**Honor Oak Park Office 020 3397 1166**

Manor House Gardens in Lee. Below: The area has some lovely period housing stock

# WHY BUY IN LEE

*Adrian Burch of Franklyn James on Lee Green's illustrious history and why now is the time to buy*

Leegate Shopping Centre may soon be replaced with a huge supermarket as part of an £80 million regeneration plan. The retail centre had its time in the spotlight during the 60s, but has since become unloved, with many of the shops empty. The proposal, put forward by the current owners St Modwen Properties PLC, includes the demolition of the current shopping precinct to be replaced with an ASDA supermarket, plus the conversion of the existing office block into a hotel. The area would also benefit from a village atmosphere with the addition of public spaces, a new gym, an education and community centre and shops.

With new boutiques, cafés and art galleries already reviving the south end of Lee Road, the plans should breathe new life into an overlooked area. Lee Green has quite the illustrious history. Sir Francis Baring, founder of Baring Brothers Bank, bought the Manor House in Manor Lane in 1796 and the area has also been home to famous actors of the past and present – Max Wall, the actor and comedian, an example of the former and Jude Law an example of the latter.

In the early nineteenth century boxing matches took place at the Old Tiger's Head, which was actually located directly opposite the current Old Tiger's Head (confusingly, the original pub is thought to have been built on the site currently occupied by the New Tiger's Head). The Old Tiger's Head was an important feature for local residents as a mail and coaching inn. The New Tiger's Head started life as a beer shop, known in the 1830s as the Tiger Tavern. Horse racing and foot racing (undertaken by us human folk) took place in the 1840s, although police put a stop to these activities under pressure from local residents. At this time the green (of Lee Green) was the centre of village life with cricket matches, bare-knuckle boxing and other entertainments.

This Lee property is currently on the market

*New boutiques, shops cafés and galleries are already reviving the south end of Lee Road*

In the 1850s, further house-building prompted the installation of proper sewers and the Lee Green horse pond was filled in, much to the dismay of local equestrian fans, of which there would have been many at the time. In the 1860s, developer John Pound erected houses in the south-east quadrant – Orchard Terrace on Eltham Road and Crown Terrace on Burnt Ash Lane.

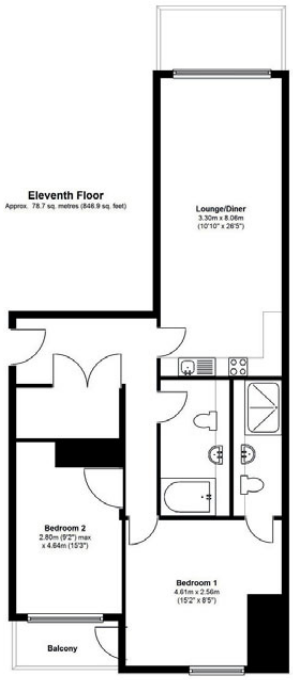
These period properties make great family homes for those in the know. Burnt Ash Hill is a wide, tree-lined road close to a cluster of local shops which offers easy accessibility to transport links at Lee station for trains into London Bridge and Waterloo. An impressive five bedroom family house is currently available on the market with Franklyn James Blackheath office for offers in excess of £1,200,000. Now is the time to invest in this area before the regeneration sparks the interest of those who have yet to discover this lovely area.

**For further information call Franklyn James on 020 3370 2222 or see franklynjames.co.uk**

RiverHabitat.co.uk

# River Habitat

Property Brokers



## BESSEMER PLACE, PLATINUM RIVERSIDE, SE10 £1,875 PCM

### TWO BEDROOM APARTMENT

- Two Bedroom Apartment
- Two Bathrooms
- Eleventh Floor
- Circa 846 Sq Ft
- Private Balcony & Winter Garden
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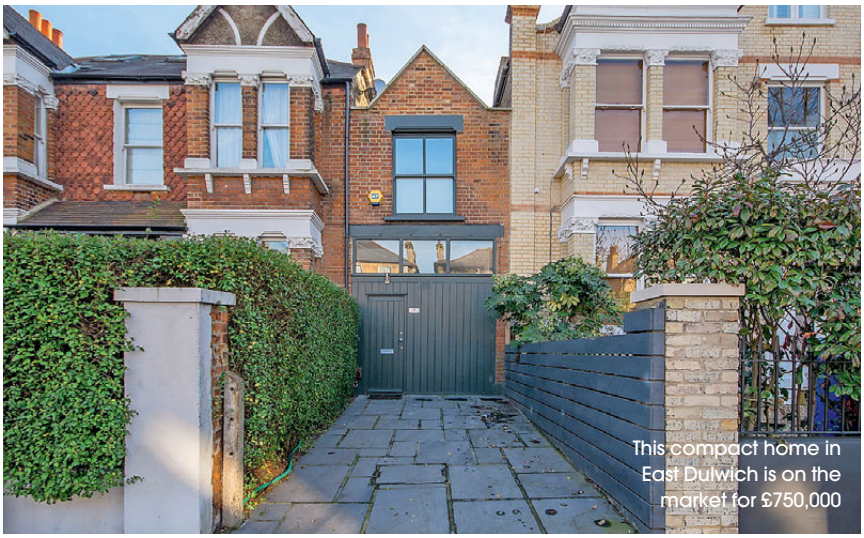
Tel: 020 7791 9830 Fax: 020 7791 9831 Email: info@riverhabitat.co.uk

## TIMBERYARD CHIC

Cedarwood Square is the first collection of new homes at The Timberyard in Deptford. A unique development located in Zone 2, the development is delivered by Lendlease, a leader in sustainable urban regeneration. The collection of one, two, three and four bedroom apartments (from £399,950) and four bedroom townhouses (from £850,000) is surrounded by green space and is just moments from the River Thames. The homes feature spacious open-plan living spaces finished with timber flooring and huge windows, and the newly created Waterline linear park, which will run the length of the historic route of the Grand Surrey Canal, will make for great riverside living.
**homesbylendlease.co.uk/Deptford**

# PROPERTY *NEWS*

*The latest on south London's homes & interiors*



This compact home in East Dulwich is on the market for £750,000

## On the skinny

A house measuring just 120 inches wide is for sale in East Dulwich. The 10ft-wide, two-bedroom, two-bathroom home on Barry Road has living space over two floors stretching to 800 sq ft. Within walking distance of Peckham Rye and Common, the house also has a small private garden and off-street parking. Dulwich has emerged as the top spot in the capital for house price growth in a recent report, after recording an increase of 863% over the past 20 years. Local house prices have shot up by 53% in the last three years alone.
**On the market for £750,000 with foxtons.co.uk**

## AVERY HILL IS A HOTSPOT

*Avery Hill near Eltham is the fastest place to sell a home in London at just 23 days on average, according to figures from Rightmove. Houses in Abbey Wood, an area undergoing regeneration that is set to really take off when Crossrail opens in 2018, are selling almost as fast in 25 days.*

## WOMEN IN CONSTRUCTION

International Women's Day on 8 March prompted property developer Bellway to celebrate the achievements of its female employees. Women now account for 286,000 of a construction workforce of 2.1 million, and this number continues to rise. Zoe Dobbs, sales manager at Bellway Homes said: 'We want to acknowledge women who enjoy what they do and do not let stereotypes get in the way of their passion and motivation to work hard.'

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30 Branches & Departments in London and Kent
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## Eltham — Guide Price £400,000

We are delighted to present this spacious three double bedroom split level conversion flat benefitting from two reception rooms, period features and a private rear garden.
EPC Rating - E

Contact Sarah or Marcus on 020 8859 9600

## New Cross — £680,000-£720,000

Robinson Jackson are extremely pleased to offer for sale this large 3 bedroom mid terrace Victorian house situated in the Hatcham Park Conservation. Freehold, 3 bedrooms, 2 reception rooms, 1 bathroom, garden, period, no chain, fair decoration. EPC Rating - E

Contact Ben Small on 020 7647 7711

## Peppermead Square — £500,000

Sought after location in walking distance of Ladywell Village. Two bedroom house. Totally refurbished throughout to a very good standard. Freehold, 1 reception room, 1 bathroom, terraced, garden, off street parking, modern, no chain, GF cloakroom. EPC Rating - D

Contact Lee Davis on 020 8297 8777

## Sydenham — £1395 pcm fees apply

Superb 2 bedroom maisonette located in a cul-de-sac and offered in very good decorative order plus property boasts an attractive private garden, a modern fitted kitchen diner & white bathroom suit. EPC Rating - C

Contact South East London Lettings on 020 8698 1234

Catford 020 8698 1234 | Lewisham 020 8297 8777 | Eltham 020 8859 9600 | New Cross 020 7647 7711

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**Local experts for:** Brockley, Catford, Eltham, Forest Hill, Hither Green, Kidbrooke, Lee, Lewisham, Mottingham, New Cross

## Silvermere Road

## £335,000

EPC Rating - C

Contact Lee Savigar on 020 8698 1234

A two bedroom ground floor Victorian conversion flat located in an excellent location for Catford train station.

Open plan kitchen/diner, 1 reception and 1 bathroom. Modern throughout - very good standard. Access to private garden. Very long lease.

Valuations | Sales | Mortgages | Conveyancing | Lettings

## Courtrai Rd SE23

£850,000

A fantastic, 5 bedroom, semi-detached house that was completely renovated around 2 years ago.

EPC D

## Boveney Rd SE23 £850,000

Located on a quiet, residential street is this well-appointed, 4 bedroom house.

EPC D

## Marsala Rd SE13 £800,000

A fantastic, 5 bedroom, double-fronted, period house with an extended kitchen.

EPC D

## Grierson Rd SE23 £715,000 OIEO

This good-sized, 4 bedroom family home boasts a west-facing rear garden.

EPC D

## Gillian St SE13 £675,0000

Located in the Ladywell Conservation area is this attractive, 3 bedroom period house.

EPC D

## Elverson Rd SE8 £575,000

A charming, 2 bedroom period house with a kitchen-diner at the rear.

EPC D

## Gabriel St SE23 £525,000 OIEO

A stunning, architect-designed, 2 bedroom ground floor garden maisonette.

EPC D

Forest Hill Office
Sales: 020 8291 9441

Your property. Our priority.

The Kia Oval attracts visitors from around the world for international matches

# *Spotlight on...* KENNINGTON

*Jo Heffernan, Sales Negotiator at L&Q, celebrates the launch of St Agnes Place by taking stock of Kennington's village charms*

**Best Known For**
Kennington is home to some iconic landmarks, including the international cricket ground at The Kia Oval and the Imperial War Museum. The area has a history of notable residents too including Charlie Chaplin, Vincent Van Gogh and William Blake. Kennington's enviable Zone 2 location within the Division Bell has also made it a popular with London's powerbrokers and politicians. Last year artist Damien Hirst opened a gallery on Newport Street, further enhancing the area's cultural offering.

**Where Can I Shop?**
Kennington enjoys an eclectic mix of shops and independent café including Sally White on Kennington Road. On Saturday, locals flock to the always popular Oval Farmers' market at St Mark's Churchyard which offers a mix of locally sourced fresh produce and pop-up food stalls. Arts and crafts and plant stalls also feature regularly.

**Gourmet Recommendations**
The great mix of restaurants and gastro pubs mean you'll never be hard pushed to find a great place to eat in Kennington. The Lobster Pot is a favourite eatery amongst locals and serves fresh fish and seafood daily. Equally good is the cosy Prince of Wales on Cleaver Square and the Tommyfield, two great local pubs not to be missed.

Above: The Imperial War Museum is one of Kennington's landmarks. Right: L&Q's St Agnes Place

**Green Space**
Kennington enjoys an abundance of green space. Buyers at St Agnes Place will have unrivalled doorstep access to the delights of Kennington Park and its newly revamped flower garden.

**Good Schools**
Kennington has always been popular with families thanks to the good schools in the area. Crampton Primary and Lilian Baylis, close to St Agnes Place, are rated outstanding by Ofsted.

**The Property Market**
Though perennially popular, new developments such as L&Q's St Agnes Place, offering modern apartments and townhouses, are increasing this convenient location's appeal among young professionals.

**Transport**
The City, West End and Kings Cross can be reached within 20 minutes from Oval tube station. Last year Mayor Boris Johnson opened the Cycle Superhighway giving lcoals an ideal excuse to swap their Oyster card for a bicycle.

**The guide price for a three bedroom townhouse at St Agnes Place is £1,300,000, and £1,500,000 for a four bedroom townhouse. See stagnesplace.co.uk or call 0333 0033 660**

haart

Brixton Sales
020 7274 2878

Call us 8am - 10pm everyday

## Executive Home

£550,000

Corry Drive, Brixton, SW9

Ref: 9744

Immaculately kept and extremely spacious, four bedroom house with a quiet cul de sac setting close to Brixton Tube Station and the very trendy Brixton Village.

- Modern House
- Four Double Bedrooms
- Stylish Kitchen/Breakfast Room
- Downstairs Cloakroom
- Brixton Village Location
- Private Garden

Ask about our Open House

## Amazing Garden Flat

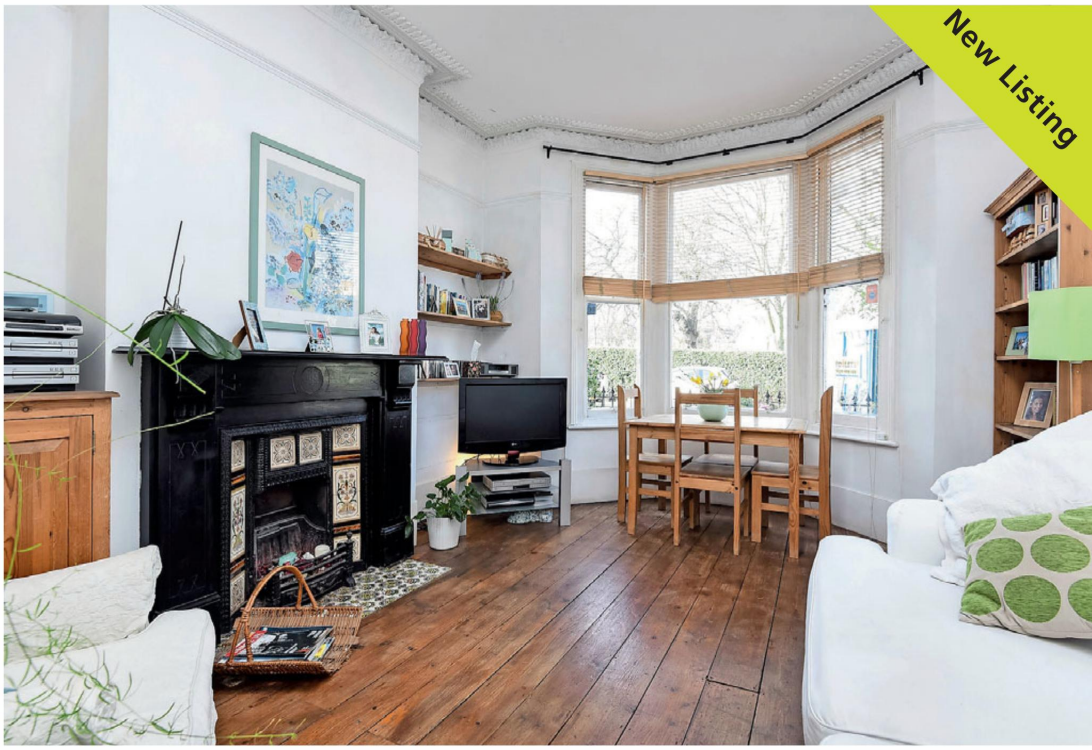
£600,000

Holmewood Gdns, Brixton, SW2

Ref: 9733

Amazing two double bedroom Victorian Garden flat on the door step of the ever popular Holmewood Gardens. The property affords bundles of character, is sold with share of freehold and is simply a beautiful pad!

- Victorian Garden Flat
- Two Double Bedrooms
- Many Period Features
- Share of Freehold
- Beautifully Kept Gardens
- Chain Free




This one will fly out!

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Brixton Sales
020 7274 2878

Call us 8am - 10pm everyday

## Absolutely Gorgeous

OIEO £725,000

Mallams Mews, Brixton, SW9

Ref: 9634

Fantastic three double bedroom townhouse arranged over three landings. Affording modern living, this substantial home is extremely spacious and briefly boasts a sizeable kitchen/breakfast room with integrated appliances.

- Modern Townhouse
- Three Landings
- Smart Kitchen/Breakfast Room
- Public Gardens
- Three Double Bedrooms
- Chain Free

Start Dialling Now!

## Fabulousity!

Guide Price £300,000 to £325,000

Tulse Hill, Brixton, SW2

Ref: 9688

Simply gorgeous top floor apartment within close proximity to Brockwell Park. Affording generous size rooms as well as being wonderfully decorated throughout.

- Purpose Built Apartment
- Top Floor
- One Double Bedroom
- Tastefully Fitted Kitchen
- Modern Bathroom Suite
- Chain Free

Join an Orderly Queue

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Camberwell Sales
020 7703 2662

Call us 8am - 10pm everyday

## SMART AND SOPHISTICATED

OFFERS IN THE REGION OF
£650,000
Camberwell,SE5

Sitting a third of the way up this lovely tree lined road, The ever popular Grand Union, Hermit's Cave, and Storm Bird pubs are all just a short stroll away, and will keep you happily hob-nobbing with the neighbours all year round, and all the popular local restaurants are nearby.

- APARTMENT
- TWO BEDROOMS
- FITTED KITCHEN
- BALCONY
- REAR GARDEN
- OAK FLOORING THROUGHOUT
- INTERGRATED APPLIANCES
- GREAT TRANSPORT LINKS

EPC - TBC

Call Camberwell

## LONDON LIVING

£850,000
Montpelier Road, Peckham, SE15

You will love this smart family home that's simply waiting for your furniture! Having been in the same family for a number of years, it's clear to see this has been a much loved home, it oozes charm, style and character. This super home is really "ready to go", and we would ask you to call us now to book a viewing!

- CHARACTER
- THREE BEDROOMS
- TWO RECEPTIONS
- EAT-IN KITCHEN
- GOOD LOCATION
- CLOSE TO AMENITIES

EPC - TBC

Call Camberwell

haart

Crystal Palace Sales
020 8670 5845

Call us 8am - 10pm everyday

## Expect Unexpected

OIEO £850,000

Dulwich Wood Avenue, Crystal Palace, SE19

Ref: 7693

Roll up your sleeves and start dialling for this fantastic three bedroom house. Located on one of the most prestigious roads on the border of Crystal Palace and West Dulwich and only few moments away from Gipsy Hill Station.

- Semi Detached House
- Three Bedrooms
- Extended Living Area
- Utility Room
- Garden
- Off Road Parking

EPC Rating D

## Make Yourself At Home

Guide Price £600,000 - £650,000

Turkey Oak Close, Crystal Palace, SE19

Ref: 7987

If you are looking for your family home and only want to be a moments' walk to Crystal Palace Triangle then look no further than this four bedroom end of terrace family home located in a quiet cul-de-sac.

- House
- End of Terrace
- Four Bedrooms
- 20ft Reception
- Garden
- Off Road Parking

EPC Rating D

haart

Dulwich Sales
020 8299 3728

Call us 8am - 10pm everyday

## Handsome Victorian

£1,100,000

Barry Road

Ref: 8145

Substantial three bedroom house on one of the best roads in East Dulwich. Great proportions, tremendous scope and off street parking.

- Three Bedrooms
- Great Size Victorian House
- Excellent Proportions
- Victorian Semi Detached
- Three Reception Rooms
- Off Street Parking
- Original Qualities
- Great Location

EPC Rating C

## Exceptional Victorian Property

£899,950

Dunstans Road

Ref: 8583

An outstanding four bedroom, two bathroom, Victorian terrace property, located in one of East Dulwich's most sought after locations, close to Dulwich Park and Peckham Rye Common/Park. Call haart to view this amazing, chain free property.

- Victorian Property
- Sought After Location
- Four Bedrooms
- Beautifully Maintained
- Short Walk To Goodrich School
- Sought After Location
- Wonderful Garden

EPC Rating C

haart

Dulwich Sales
020 8299 3728

Call us 8am - 10pm everyday

## Heart of East Dulwich

£1,000,000

Friern Road

Ref: 9319

A wholly attractive four bedroom Victorian family home on one of the best streets in East Dulwich. Great proportions, sizeable garden and some scope to instate your own character. Call haart of Dulwich to view.

- Mid Terrace Home
- Four Bedrooms
- Great Proportions
- Close To Amenities
- Generous Garden
- Close To School
- Period Property
- Great Location

EPC Rating C

## Wonderful Property

£925,000

Therapia Road

Ref: 9222

An excellent, three bedroom, late 1920s/ early 1930s on one of the best roads in East Dulwich, close to Peckham Rye Park. The property is ready to move into, with lots of natural light, neutral decor and a lovely sunny aspect garden. Call haart to view.

- Lovely Tree Lined Road
- Near To Peckham Rye Common/Park
- Three Bedrooms
- Late 1920s-1930s
- Quiet Residential Location
- Wonderful/Kitchen Diner
- Summerhouse
- Great Transport Links

EPC Rating C

# OLIVER FIELD
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### MINERVA LODGE SE3

£995 PCM 1 bedroom flat

**Including hot water and heating this delightful 1 bedroom first floor flat is situated conveniently for heath and village and in a very quiet and tranquil location. The property comprises 1 double bedroom with built-in wardrobes, lounge, fitted and equipped kitchen and bathroom w/c with shower facility. Freshly redecorated and available furnished or part-furnished. Off street parking and bike storage available.**

### ABERDEEN TERRACE SE13

£1400 PCM 1 bedroom flat

**Stunning position overlooking the heath this 1 bedroom top floor flat has the best of both worlds being less than 10 mins walk from Blackheath for the station and myriad restaurants and shops the village offers, as well as 10 mins walk from Lewisham DLR and mainline stations serving central London and Canary Wharf. Comprises double bedroom, good size lounge open plan well fitted and equipped kitchen, and bright,airy bathroom.**

### ST MILDRED'S ROAD SE12

£1195 PCM 2 bedroom flat

**A larger than average 2 bedroom flat in a Victorian conversion within 10 mins walk of Lee station and all local amenities. Comprises 2 double bedrooms, bathroom w/c with shower over the bath, fully fitted and well equipped kitchen, and a very generous sized lounge. Benefits gas central heating, double glazing, neutral décor and communal garden.**

### SHELL ROAD SE13

£1450 PCM 2 bedroom flat

**Spacious 2 bedroom ground floor flat in Victorian conversion just 10 mins from Lewisham DLR and mainline station. The well designed accommodation comprises 2 double bedrooms, modern bathroom w/c with shower over the bath, good size lounge open plan to a beautiful fully fitted and equipped kitchen. Benefits from gas central heating, wood floors, neutral décor, private courtyard and secure entrance.**


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37 Tranquil Vale Blackheath, SE3 0BU


Tenant fees: Tenancy Agreement £90, References per applicant £60, End of tenancy check-out 1-3 bedrooms £99, 4+bed POA, Additional name on agreement or replacement tenant mid tenancy £300.

# The inheritance tax issue

## Akwasi Duodu of Sterling & Law on how to reduce a large inheritance tax bill

**Dear Akwasi,**
I am writing to you with regards to my mother and the potential inheritance tax bill I believe we may end up with. My Mother is 87 and frail but in good health and we are considering a care home. She owns her four-bedroom house in East Dulwich outright, which is worth around £900,000, plus she has around £150,000 worth of stocks and shares, ISAs and another £100,000 in shares. She receives her state pension and another pension that was left by my Father, who died many years ago. Ideally we would like to keep her property. What is my tax bill likely to be and what can I do about it?
**Regards, Shirley, SE22**

**Dear Shirley,**
Thanks for getting in touch. You are not alone in this issue, HMRC claimed nearly £3.5 Billion in 2013/14 in inheritance tax. Based on those figures you sent me, if your mother was to pass away today, the inheritance tax due would be the value of her estate less the £650,000 nil rate band. The bill would be £200,000 – a fairly substantial amount. So what can you do? Here are a number of ideas:

- ISAs will lose their tax-free protection on death and will fall into the estate and become taxable. However, you could move these ISAs across into AIM stocks or other specialist investments which could make them exempt from inheritance tax.
- The direct share holdings would also form part of her estate. We could look at switching these funds into assets that would qualify for Business Property Relief (BPR). Once switched over your Mother would need to survive for 2 years before the investment was exempt from inheritance tax.
- Another option would involve moving some of her assets over into trust and starting the seven-year clock running. There are many types of trusts to choose from and each has different rules so consultation would be required.

**Regards, Akwasi**

The above is just a sample of the many different ideas we could look at to help you reduce a large tax bill. If you would like to ask questions or speak to one of our trusted advisers
**Call on 020 8699 4439 or email akwasi@sterlingandlaw.com**

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# GREENWICH *VS* BLACKHEATH

*Jemmah Wright of JLL Greenwich and Chloe Luxon of JLL Blackheath in a battle for the best postcode to live and invest in*

*'Greenwich has always been a vibrant and exciting area'*

**Jemmah Wright, Senior Sales Consultant at JLL in Greenwich**

The Royal Borough of Greenwich has changed considerably over the last two years, but it has always been a vibrant and exciting part of London. The area has so much to offer, including a wealth of educating and entertaining experiences.

The main attraction, and the reason people flock to the area to buy their dream home, is its open green spaces, along with the Observatory, the National Maritime Museum, Greenwich Market, and the Cutty Sark tea clipper. The town centre is full of life with its cosmopolitan feel, and an abundance of shops, bars, and restaurants keep the extensive number of visitors we see each year more than interested.

At JLL, we have seen house prices increase by 35% in the last two years; investors are no longer those looking to turn around property, they are parents looking to help their children get onto the property ladder and invest their money for retirement. We have seen a lot of clients rushing to beat the 3% Stamp Duty rise due to be implemented on second and buy-to-let properties in April this year and, in some cases, this has affected the areas they purchase in. Some have chosen to go further afield with fears that they will be unable to beat the changes.

I do feel that the market has slowed down a little in Greenwich due to the forthcoming changes to Stamp Duty, but

The Paragon in Blackheath is a Grade I listed crescent facing the Heath. Left: Greenwich Park

This two-bedroom flat at Wood Wharf in Greenwich is on the market for £645,000

I don't think we should see much of an effect on the number of properties being sold in the area. However, sellers will need to consider reducing prices to reflect the 3% increase, especially on properties that are more attractive to the investor market.

Having said that, I believe that prices in Greenwich will continue to rise this year thanks to amazing developments like The River Gardens becoming available and improving the quality of stock. I recently sold a one-bedroom apartment for £555,000, which set a record for JLL Residential in the South East. But by how much will prices continue to grow in the area? Now that is a good question!

*'Blackheath is a true village in the heart of London'*

**Chloe Luxon, Sales Consultant at JLL in Blackheath**

Known as a true village in the heart of London, Blackheath prides itself on its charming and historic past, beautiful open spaces and elegant setting. Overlooked by magnificent Georgian and Victorian houses, Blackheath is a popular location for families and couples due to the number of amenities it has to offer, ranging from traditional pubs and the variety of shops, to the outstanding schools and great transport links.

Blackheath benefits from a mainline train station located in the centre of the village, and makes commuting to the City extremely convenient. Being only 12 minutes from London Bridge station and 20 minutes from Charing Cross, it's no wonder that Blackheath is such a desirable location.

This welcoming neighbourhood has become one of the most sought-after areas south of the river, and for this reason we continue to see a high demand for property. We don't believe that Blackheath has been hugely impacted by the changes to Stamp Duty because the area is a very family-orientated community, rather than a magnet for second-home owners or investors. However, there will be a small margin of landlords affected by the increase and I believe, in many cases, they will seek to retrieve some of the 3% from the seller of the property they are buying.

The average property value in the Blackheath area currently sits close to the £700,000 mark and it is an area that offers a steady increase for capital growth and a safe investment for both landlords and homeowners alike.

With property prices set to rise by around 8-10% in 2016, I think we will have a very productive year and reach new records for properties sold. For example, we recently sold a three-bedroom end-of-terrace house, located just off the Heath itself, which was a great example of a typical Blackheath family home within easy reach of the village centre. The property was marketed at £995,000 (freehold) and sold well within 14 days at a great price.

**For further information on the local property market see jll.co.uk/residential**

Village life in Blackheath

SHUTTERSTOCK; WARREN KING PHOTOGRAPHY

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## *Crystal Palace, SE19*

## OIEO £950,000

***IN SHORT :*** *4 BEDROOMS // 3 RECEPTION ROOMS // GREAT LOCATION // PARKING*

A stunning four double bedroom double-fronted semi-detached period house situated on this popular residential road on the borders of Anerley and Crystal Palace. Finished to a very good condition whilst offering a wealth of features to include high ceilings, bay window, fireplaces and much more. Other benefits include 3 reception rooms, kitchen diner and off street parking.

*Thinking of selling or letting?*

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*Crystal Palace, SE19* **£450,000**

Amazing two bedroom apartment set within this imposing Period building. Set on the ever so popular Harold Road, with features to include high ceilings, residents parking, communal gardens and much more!

*West Norwood, SE27* **£475,000**

Superbly presented two bedroom Period apartment set on this desirable road in West Norwood and within easy access to west norwood rail station. Features include own entrance, wood flooring, long lease and private garden.

*Crystal Palace, SE19* **£325,000**

Charming one bedroom period flat located on the hugely popular Church Road just moments from the trendy triangle. Features bright lounge with high ceilings and triple aspect windows, Long lease, storage room, communal gardens.

*Gipsy Hill, SE19* **£475,000**

Impressive two bedroom period flat occupying the top floor of this striking Victorian house situated on this pretty side road just off Gipsy Hill. Offering over 800sqft of accommodation to include 17ft lounge, kitchen diner, two doubles and long lease!

*Featured Property*

## *Crystal Palace, SE19*

## £2,800 pcm

***IN SHORT :*** *4 BEDROOMS // 2 RECEPTION ROOMS // LARGE KITCHEN // STUNNING GARDEN // GREAT LOCATION // OFF STREET PARKING*

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**Crystal Palace**
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GROVE HALL
SE10 – SHARE OF FREEHOLD
£1,500,000 – 3 bedrooms
EPC rating: D | Ref: BLK150001

HEATHWAY
SE3 – FREEHOLD
£1,550,000 – 4 bedrooms
EPC rating: D | Ref: BLK150142

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BLACKHEATH PARK
SE3 – UNFURNISHED
£2,250 per month – 2 bedrooms
EPC rating: D | Ref: 82453

EMPIRE REACH
SE10 – FURNISHED
£2,000 per month – 2 bedrooms
EPC rating: C | Ref: 93383

POND ROAD
SE3 – UNFURNISHED
£3,500 per month – 3 bedrooms
EPC rating: E | Ref: 90861

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**Kidbrooke Park Road, Blackheath SE3 £3,350,000 Freehold**
A substantial and stunning six bedroom family home with a separate, self contained, two bedroom annex. **EPC:TBC**

**Lochaber Road, London SE13 £745,000 Freehold**
A beautifully presented, four bedroom Victorian terraced family home. **EPC:D**

**Diamond Terrace, Greenwich SE10 £3,800,000 Freehold**
A stunning five bedroom modern detached house with garage. **EPC:C**

**Albyn Road, London SE8 £840,000 Freehold**
An immaculately presented four bedroom house in St Johns. **EPC:F**

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GOLD LARGE ESTATE AGENCY of the YEAR 2015 THE SUNDAY TIMES

HAMPTONS INTERNATIONAL

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## Kendall Road, Shooters Hill, SE18 £1350pcm

A lovely modern well proportioned two double bedroom end of terrace house situated on a popular development with good transport links to Blackheath, north Greenwich or Woolwich. The accommodation comprises d/s/ w/c Good size lounge leading to dining area and open plan kitchen with patio doors to well maintained garden.

## Wilbrooke Lane, Blackheath, SE3 £1750pcm

A superb two double bedroom two bathroom end of terrace house situated within walking distance of the open heath and Blackheath Village. Accommodation comprises lounge/diner with double doors to private garden and side access, large well fitted and equipped kitchen/ diner, D/s w/c. Gas central heating, off street parking, garden.

## Hazel Lane, Greenwich, SE10 £2000pcm

A fabulous apartment in the new Greenwich Square development created around a vibrant public square which includes leisure facilities, a range of convenience amenities. This two double bedroom, two bathroom apartment is situated on the 4th floor with a private spacious balcony affording wonderful views. The modern living space has large open plan lounge/diner to quality fitted kitchen.

## Hardy Road, Blackheath, SE3 £1800pcm

A fabulous totally refurbished first floor conversion situated close to the open heath and within easy walking distance to Greenwich Park, Westcombe Park station and the Royal standard. Occupying the whole first floor the spacious accommodation comprises large lounge with feature fireplace and high ceilings, two double bedrooms, good size new fully fitted kitchen/diner, new modern contemporary bathroom. Gas central Heating and large communal gardens.

# heath ESTATES

## Shooters Hill Road, Blackheath, SE3 £550,000 SOF

A very large 2 double bedroom Victorian conversion flat occupying the first floor of an impressive period detached house, within easy walking distance to Blackheath Village and Br station and also conveniently close to the shopping facilities at Blackheath Standard. secondary double glazing, stripped and wood floors throughout, lots of period features including highceilings, off street parking space

## Inigo Jones Road, Charlton, SE7 £455,000 Freehold

This well presented three bedroom house is located on a generous corner plot affording the opportunity for a side extension. The well proportioned accommodation comprises, entrance hall, good size reception room with feature fire place, well fitted modern kitchen, Sep w/c, bathroom with white suite and shower facility. A pretty paved enclosed rear garden.

## Old Woolwich Road, Greenwich, SE10 £1750pcm

A wonderful duplex apartment forming part of this pretty mews style development. Situated in a most enviable location in central Greenwich. Within a short walk to the river, the Cutty Sark DLR mainline station and Greenwich Park. The good size lounge/diner has patio doors onto paved courtyard, modern fitted kitchen, white modern bathroom with shower facility, gas central heating, neutral decor.

## Eliot Park, Blackheath, SE3 £2100pcm

A beautiful spacious two double bedroom garden floor conversion forming part of this impressive detached property. Excellent location within walking distance of the open heath, DLR and BR Stations. Large lounge/diner with wood flooring, period fire place, original shutters and french doors to garden, the most fabulous bathroom w/c with separated walk in shower, new kitchen, Large communal garden.

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**£1,700,000 Freehold**

A beautiful and spacious four bedroom, two bathroom, Victorian home with a superb roof terrace and views located in this sought after location close to Greenwich Park.

## Marlings Park Avenue, Chislehurst, BR7

**£1,250,000 Freehold**

A stunning detached family home set in one of the finest roads in Chislehurst. The property occupies a plot of approximately 1/3 acre.

## Catherine Grove, London, SE10

**£1,175,000 Freehold**

We are delighted to offer this outstanding, three/four bedroom, modern house that is located within this exclusive gated development in west Greenwich.

## Guildford Grove, Greenwich, SE10

**£1,150,000 Freehold**

A lovely two/three bedroom, three storey, Victorian semi detached house with a large and picturesque garden located on the Ashburnham Triangle.

## LETTINGS AND MANAGEMENT DEPARTMENT

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A fully refurbished and stunning three bedroom house.

### Dartmouth Row, Greenwich, SE10

**£2,300 PCM**

A magnificent and vast two bedroom top floor conversion flat.

### Luffman Road, Grove Park, SE12

**£1,550 PCM**

A lovely modern and spacious three bedroom detached.

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## Avery Hill Road, London, SE9

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A stunning four double bedroom family home spanning over 2400sq ft located within 0.9 miles of Falconwood station and 1 mile of New Eltham station.

## Canary View, Greenwich, SE10

**£695,000 Leasehold**

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## Park Vista, Greenwich, SE10

**£650,000 Share of Freehold**

We are delighted to offer this superb two bedroom ground floor conversion flat that features a wonderful 43 ft private garden.

## Manor Way, Blackheath, SE3

**Guide Price £600,000-£650,000 Share of Freehold**

An absolutely stunning fully refurbished two double bedroom apartment set within this impressive Victorian home on Blackheath's prestigious Cator Estate.

## Lenham Road, Lee, SE12

**Guide Price £575,000-£625,000 Freehold**

A gorgeous and unique two bedroom semi-detached modern house in this excellent location just a short walk from Blackheath Village and Manor House Gardens.

## Blackheath Gate, Blackheath, SE3

**Guide Price £550,000-£600,000 Leasehold**

A stunning two double bedroom ground floor modern apartment with direct access to the garden just a short walk from Blackheath Village.

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## Whitworth Street, Greenwich SE10
*Guide Price £650,000 Freehold*

Well presented and spacious end-of-terrace period cottage, situated in this pretty residential street within a conservation area in Greenwich.

- Two Bedrooms
- One Reception
- One Bathroom
- EPC rating: D

**East Greenwich office** on **020 3846 1414**

## Annandale Road, Greenwich SE10
*Price £875,000 Freehold*

Well presented three double bedroom, mid-terrace Victorian family home located within this highly popular residential road. No onward chain.

- Three Bedrooms
- One Reception
- One Bathroom
- EPC rating: E

**East Greenwich office** on **020 3846 1414**

## Old Woolwich Road, Greenwich SE10
*Price £2,500 per calendar month*

Stunning two bedroom, furnished, period property with a lovely rear garden and ideally located just a short walk from Cutty Sark DLR Station.

- Two Bedrooms
- Two Receptions
- Two Bathrooms
- EPC rating: D

**East Greenwich office** on **020 3846 1414**

## Azof Street, Greenwich SE10
*Price £2,650 per calendar month*

Spacious three double bedroom house, perfectly positioned within easy reach of North Greenwich Jubilee Line underground station and the DLR.

- Three Bedrooms
- One Reception
- One Bathroom
- EPC rating: E

**East Greenwich office** on **020 3846 1414**

John Payne

Our standard tenant fees are £120 agreement fee & £90 per person reference fee. Other fees may apply, visit **johnpayne.com/tenantfees** for more information.

*Our new East Greenwich office is now open. We're offering 50% off standard sales fees & rent guarantee insurance on new lets. T&Cs apply. See inside back cover for more details.*

## Eton Grove, London SE13
*Price £1,350,000 Freehold*

Sympathetically renovated end-of-terrace Victorian town house, fully refurbished and tastefully decorated throughout by the current owner.

- Four Bedrooms
- Two Receptions
- One Bathroom
- EPC rating: D

**Blackheath Village office** on **020 8318 1311**

## Gilbert Close, London SE18
*Price £420,000 Share of Freehold*

Superb and spacious two double bedroom apartment found within one of the most sought after developments in the area. Viewing recommended.

- Two Bedrooms
- One Reception
- One Bathroom
- EPC rating: D

**Blackheath Standard office** on **020 8858 6101**

## Mottingham Lane, London SE9
*Price £1,200,000 Freehold*

A unique and contemporary, architect designed, four double bedroom detached house with a covered internal courtyard, set in a semi-rural location.

- Four Bedrooms
- One Reception
- Three Bathrooms
- EPC rating: C

**Lee office** on **020 8852 8633**

## Deals Gateway, London SE13
*Guide Price £675,000 Leasehold*

Ninth floor, two bedroom penthouse apartment with stunning panoramic views of London from a wraparound balcony accessible from each room.

- Two Bedrooms
- One Reception
- Two Bathrooms
- EPC rating: D

**West Greenwich office** on **020 8858 9911**

# John Payne

***Best Kept Secrets***

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*or collect one from our new office at*
***11-15 Woolwich Road, SE10 0RA***

## Lee Terrace, Blackheath SE3
*Price £1,400 per calendar month*

A third floor apartment in this highly desirable Art Deco building, situated in a prime location close to Blackheath Station and the village amenities.

- One Bedroom
- One Reception
- One Bathroom
- EPC rating: D

**Blackheath Village office** on **020 8318 1311**

## Marlborough Lane, Charlton SE7
*Price £1,700 per calendar month*

Offered in excellent decorative order, this spacious three double bedroom terraced house with off-street parking will make a fantastic family home.

- Three Bedrooms
- One Reception
- Two Bathrooms
- EPC rating: E

**Blackheath Standard office** on **020 8858 6101**

## Ennersdale Road, Hither Green SE13
*Price £2,500 per calendar month*

Newly refurbished five bedroom terraced house comprising two baths, large open-plan kitchen/diner, lounge and private garden.

- Five Bedrooms
- Two Receptions
- Two Bathrooms
- EPC rating: D

**Lee office** on **020 8852 8633**

## Brand Street, Greenwich SE10
*Price £2,400 per calendar month*

Attractive two double bedroom Georgian house comprising reception room, contemporary fitted kitchen/family room and family bathroom.

- Two Bedrooms
- One Reception
- One Bathroom
- EPC rating: D

**West Greenwich office** on **020 8858 9911**

John Payne

Our standard tenant fees are £120 agreement fee & £90 per person reference fee. Other fees may apply visit **johnpayne.com/tenantfees** for more information.

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**ayanaaesthetics.co.uk; 07713 758 114**

## LARISSA JOHNSTON ARCHITECTS

Larissa Johnston Architects work closely with their clients, helping them to realise their aspirations and obtain their ideal homes. The practice provides modern, creative and original designs. Priority is given to maximising the sense of space, including an abundance of natural light, and seamlessly integrating indoor and outdoor space. Whether you are looking to extend, refurbish or build your home, Larissa Johnston Architects have extensive experience to assist and guide you through all stages of the process, from initial concept to completion.

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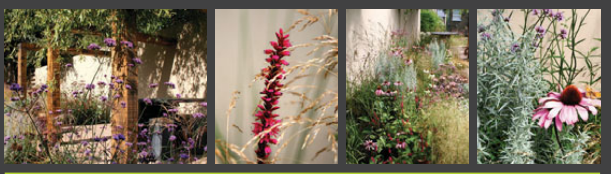

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